THE City OF Frederick

HISTORIC PRESERVATION COMMISSION
Hearing: February 9, 2012
Staff Report

PROJECT INFORMATION	
CASE NUMBER:	HPC-11-00725
CITATION ISSUED:	No
ADDRESS:	2 Clarke Place
APPLICANT NAME:	Charles Riser
PREPARED BY:	Christina Martinkosky
DATE:	February 3, 2012

PROJECT DESCRIPTION

The applicant seeks to enclose the rear yard by installing a solid board fence with a lattice top. The proposed fence will be 6' in height and will be made of cedar. All posts will feature decorative cedar caps. The design of the fence also includes three gate openings that will be constructed of solid wood boards. The gate located near the west property line will also feature a pedimented entry way.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

This application meets the *Frederick Town Historic District Design Guidelines*:
☐ Yes ☐ No

STAFF COMMENTS:

The proposed solid board fence with a lattice top is an appropriate design choice for the Frederick Town Historic District. The design also includes three gate openings. Staff recommends that the gates be constructed with solid boards with a lattice top to blend into the rest of the fence.

The proposed gate that leads to the side entry of the house features a pedimented entry way. Although the gate entry mimics the side porch gable, Staff finds that there is too much emphasis on the gate and may detract from the main focal point, the house. Staff recommends removing this design element.

City Code regulates the height of fences and walls. The code allows fences and walls to be 6' high, including posts, as measured from the outside of the fence. The proposed height of the fence does meet these requirements. However, the *Frederick Town Historic District Design Guidelines* states, "The Commission might not approve a fence at the maximum height allowed. In fact, the

Commission encourages lower fences in backyards to correspond with historic patterns and to preserve sight lines" (pg. 123).

The lattice detailing on the top of the fence was included in an effort to make the fence height less foreboding. This design effort is supported by the *Guidelines*, which state, "Some modifications to historic fence and wall styles may be allowed to accommodate modern desires for backyard spaces. For example, six-foot fences can be made less foreboding with lattice or scalloped tops" (pg. 122).

Staff encourages that the height of the fence is lowered to 5" to minimize the effect of the sight line in the neighborhood, however does recognize that the revised plans do address many of the Commission's initial concerns. The applicant has altered their design to have recessed sections of fencing in an effort to address the negative impact of the size, length, and lack of detailing of the original plan.

Staff would support the proposed 6' fence if there were modifications to the northwest corner so that the architectural detailing on the side elevation and porch are not obscured. Staff recommends that either the fence should be lowered to 5' in this section or to remove it completely so that the fence begins after the concrete walkway.

Staff does support the inclusion of landscaping as part of the overall design. The Commission generally does not review tree, shrub, perennial and annual plantings. However, the Land Management Code does regulate plantings located within a site triangle (situated in the southwest corner of the property). In order to conform to City regulation, staff recommends that all plantings must be 2 ½ feet in height or less in this area (Section 821 of LMC).

The applicant has already received a permit to plant two Zelkova street trees. They are represented in Drawing A. Staff has no comment regarding the street trees.

"The Commission 'shall strictly judge plans for sites or structures determined by research to be of historic, archeological, or architectural significance' (contributing resources). The Commission 'may not strictly judge plans for a site or structure of little historic, archeological, or architectural significance, or involving new construction' (non-contributing resources), unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure (66B, Section 8.08)." (*Frederick Town Historic District Design Guidelines*, p. 15)

STAFF RECOMMENDATION

Staff recommends approval of a solid board fence with a lattice top with the following conditions:

- The gates are constructed with solid boards and a lattice top to blend into the rest of the fence.
- To remove the pedimented detail by the side entry gate.
- The architectural detailing on the west (side) elevation of the house is not obscured by either lower the northwest section of the fence to 5' or to remove this section completely.
- The fence is oriented with the finished, or "beauty side," facing outward towards surrounding properties and right-of-way.

Application determined technically complete:

Christina Martinkosky, Historic Preservation Planner

Matthew Davis, AICP, Manager of Comprehensive Planning

Hey Christina …

Please include the following information along with the imagery we will be providing today:

#1: the fence, with its setbacks, will be over twenty feet from the road curb in many places and over TEN feet from the center of the sidewalk. The point is that even at six feet, this will not be sitting right on the sidewalk. This setback will minimize the visual impact AND allow more of a view of the house.

#2: the yard actually slopes DOWN from the sidewalk. Combined with the set back, this will also reduce the overall view over the fence. This, unfortunately is not easily rendered. Essentially while this is a six foot fence to the tops of the post caps, the actual fence top will be at 5'9" from the ground. Which is lower than the sidewalk. Again, this will allow a better view of a majority of the home.

Charles R Riser Jr
THE TEMPLE: A Paul Mitchell Partner School
22 W Church Street
Frederick, MD 21701
www.pmthetemple.edu
301-682-7550


MIDDLE OF SIDEWALL TO
SETBACK = 10' 6"

VIEW FROM MIDDLE OF SIDEWALK AT FIRST SETBACK

AT SET BACKS, FROM CENTER OF SIDEWALK @ 5'10"
OVER 85% OF HOUSE IS VISIBLE.

NOTE THAT RIGHT AT FENCE (5'6") YOU CAN STILL SEE UPPER 75% OF HOUSE

THE City OF Frederick

HISTORIC PRESERVATION COMMISSION
Hearing: February 9, 2012
Staff Report

PROJECT INFORMATION

CASE NUMBER:	HPC12- 39
CITATION ISSUED:	No
ADDRESS:	122 W 4TH ST
APPLICANT NAME:	Meredith Steere and Robert Ebberson
PREPARED BY:	Lisa Mroszczyk Murphy
DATE:	January 31, 2012

PROJECT DESCRIPTION

The applicants are seeking approval to replace an existing four panel historic wooden door on the front of a contributing resource dating from 1897-1904 with a new thicker custom built four panel wood door.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

This application meets the *Frederick Town Historic District Design Guidelines*:
☐ Yes ☒ No

STAFF COMMENTS:

Regarding doors, the *Frederick Town Historic District Design Guidelines* state (p. 74):

- Original doors and their hardware must be identified, preserved and repaired.
- Deteriorated doors must be selectively repaired with new parts, rather than replaced.
- A door should be as weathertight and secure as possible, and repairs and the selective replacement of parts, such as hardware, will be permitted to assure security.
- If historic doors are so deteriorated that they need to be replaced, the replacement door must match the original in terms of design and materials.
- All replacement doors must fit into the original opening in the same manner as the original door.

The existing door is clearly not weathertight and its security may have been compromised over time with the addition of various locks. Regardless, it is staff's opinion that the door is not beyond repair. Since this type of door is made up of individual components, they can be selectively replaced. For example, the lock stile could be replaced, the top or bottom rail could be replaced or the door could be lengthened. The Minor Rehabilitation List permits retrofitting

doors that no longer fit openings and repairs that include up to 25 per cent replacement of wood without any approvals. If previous repairs are insufficient or become unnecessary they can before removed and reworked if required as part of the new repairs or retrofit. The work needed to preserve this door, make it weathertight and secure may not exceed the work on the Minor Rehabilitation List.

Additionally, if the door were to be replaced with a thicker door, it is unclear how it will fit into the original opening in the same manner as the original door and not affect the door's relationship to the exterior molding at the top of the door.

"The Commission 'shall strictly judge plans for sites or structures determined by research to be of historic, archeological, or architectural significance' (contributing resources). The Commission 'may not strictly judge plans for a site or structure of little historic, archeological, or architectural significance, or involving new construction' (non-contributing resources), unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure (66B, Section 8.08)." (*Frederick Town Historic District Design Guidelines*, p. 15)

STAFF RECOMMENDATION

Staff recommends denial of the application because the existing historic wooden door can be preserved, made weathertight and secure with the selective replacement of parts or retrofitting to fit the original opening.

Application determined technically complete:

Lisa Mroszczyk Murphy, Historic Preservation Planner

Matthew Davis, AICP, Manager of Comprehensive Planning

122 W 4th Street, Frederick, Md 21701

Proposal for Front Door Replacement

Reasons for changing front door.

1. due to housing settlement the door no longer fits, despite having additional pieces of wood added to the top and right side (gap of 1/4" at right top and 1/2" right bottom - see interior photos)

2. door has had multiple locks applied and removed over the years which has decreased the structural stability of both the door and jam (see interior photos)

3. the door, when it swells is difficult to open and close

4. old hardware (non keyed, held in place by an exterior nail) needs replacement - which by adding more holes to be filled in the door and jam, would create further instability

5. door is vulnerable to break-ins

Proposal: to replace the door with a custom made, thicker more stable door of the same dimensions and designs (to be painted). Rebuild the jam and replace missing interior trim work. Replace hardware door handle with similar keyed fixture. Replace and slightly enlarge mail slot to accommodate "today's size mail".

This proposal would not change the exterior or interior character of the historic structure. It would greatly improved both the exterior and interior structural stability of the door and create a safer environment for its occupants.

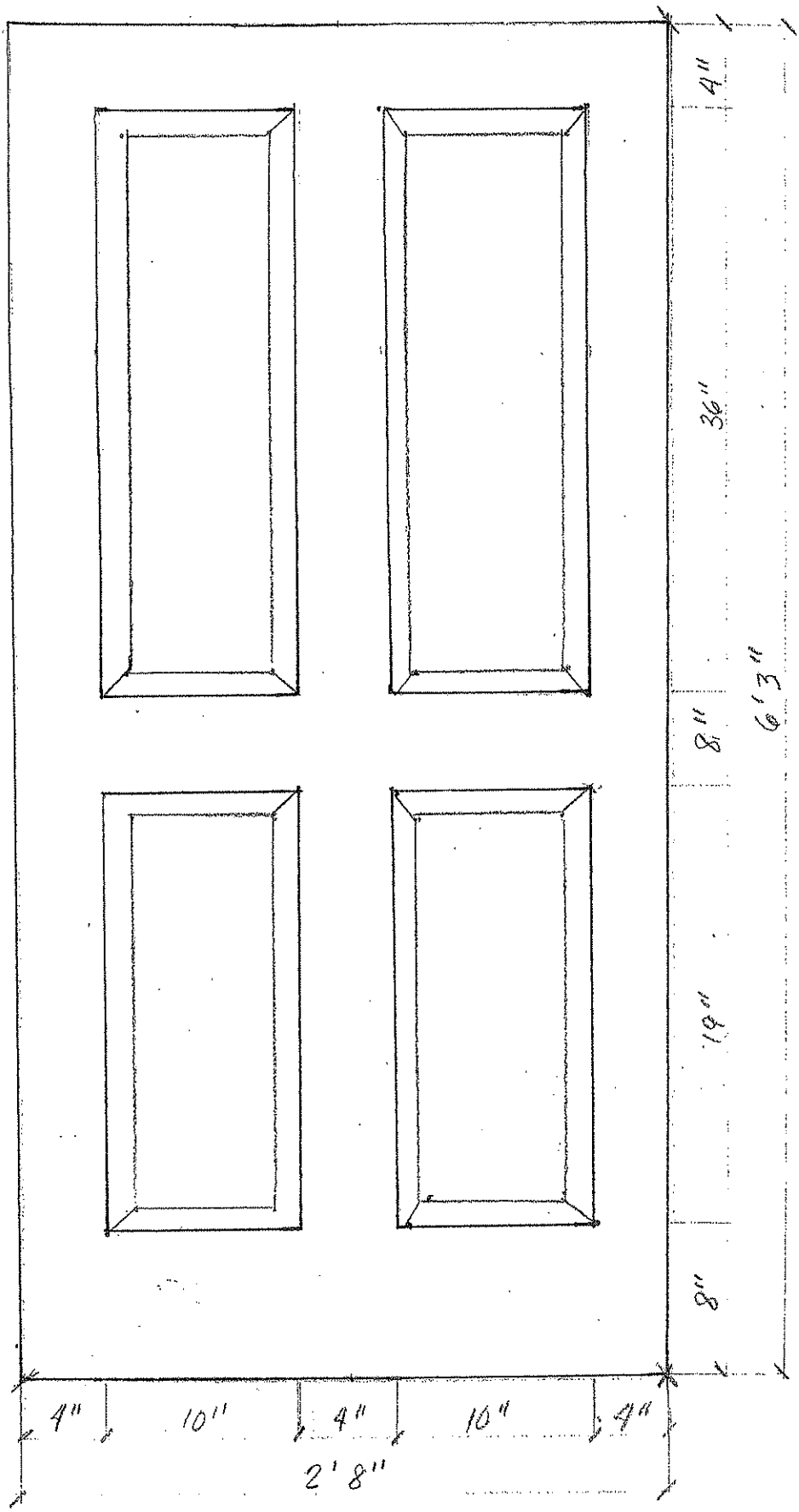
Respectfully submitted by Meredith Steere and Robert Ebberson, owners.

1/17/12

122 W 4th Street
Frederick, Md 21701

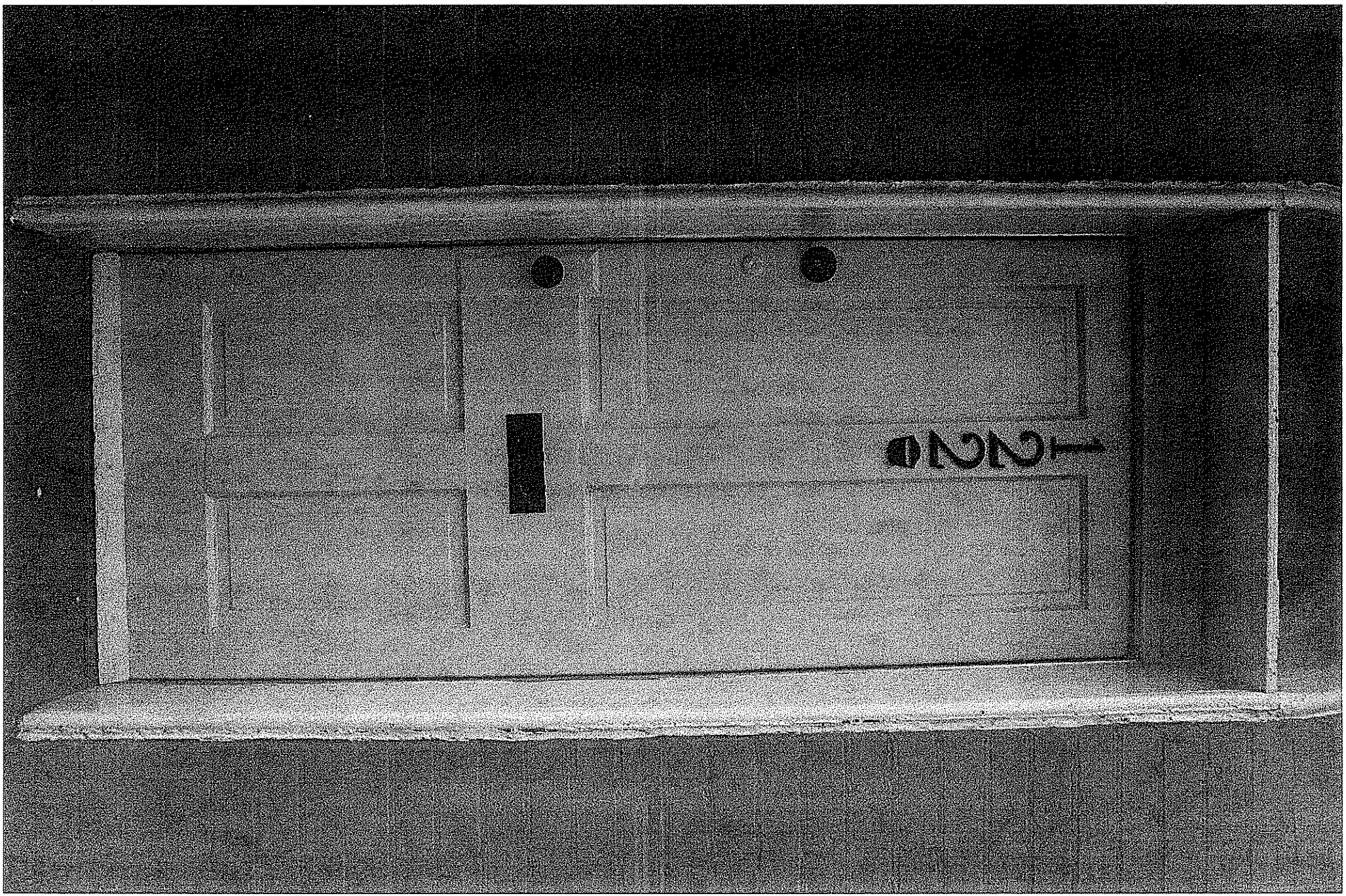
Front Door
Existing dimensions
+ Proposed dimensions

Front Elevation



1/17/12

122 W 4th St - Front Door View



1 of 1

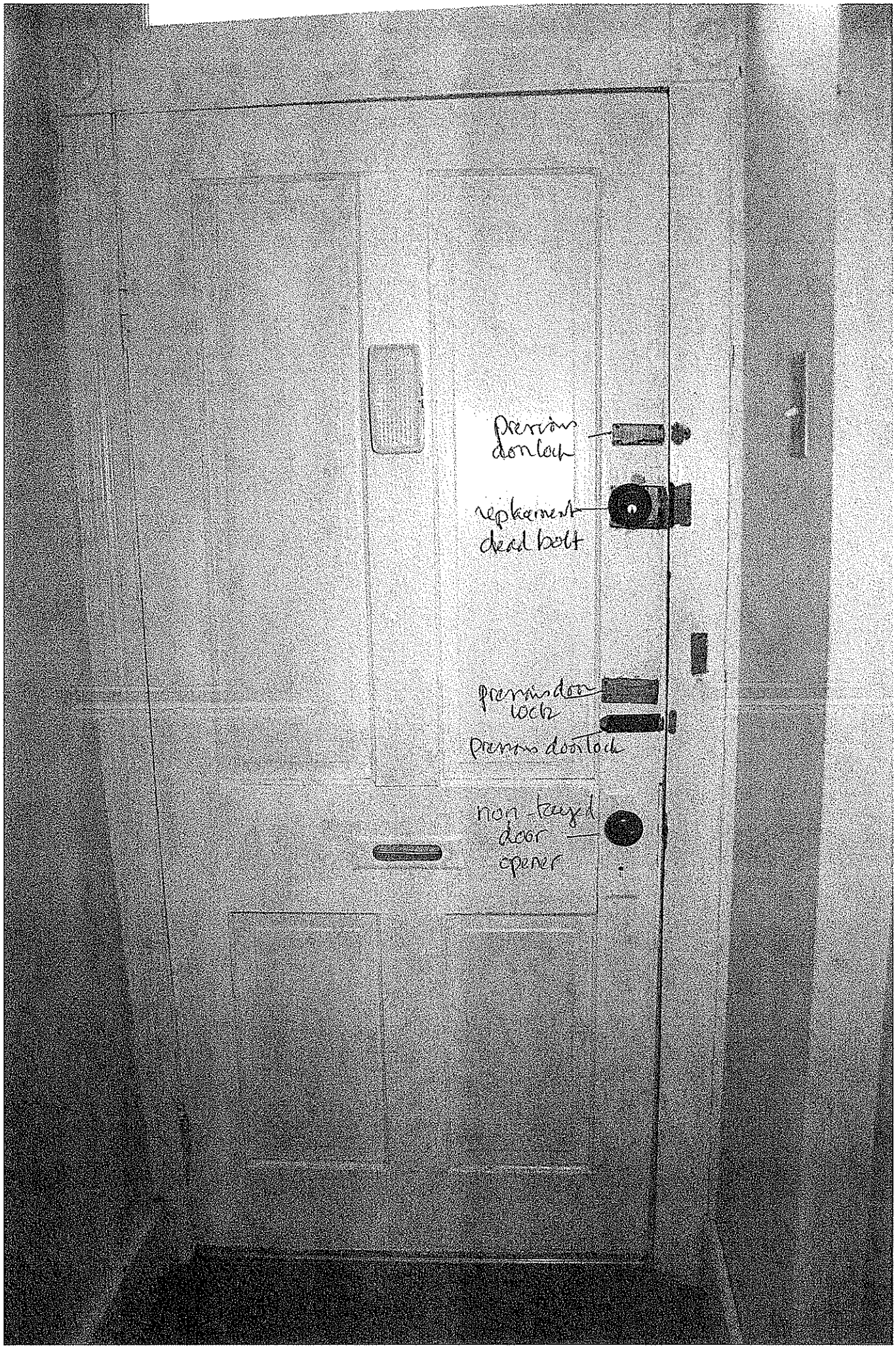
1-1712

122 W 4th St
Interior View

TOP

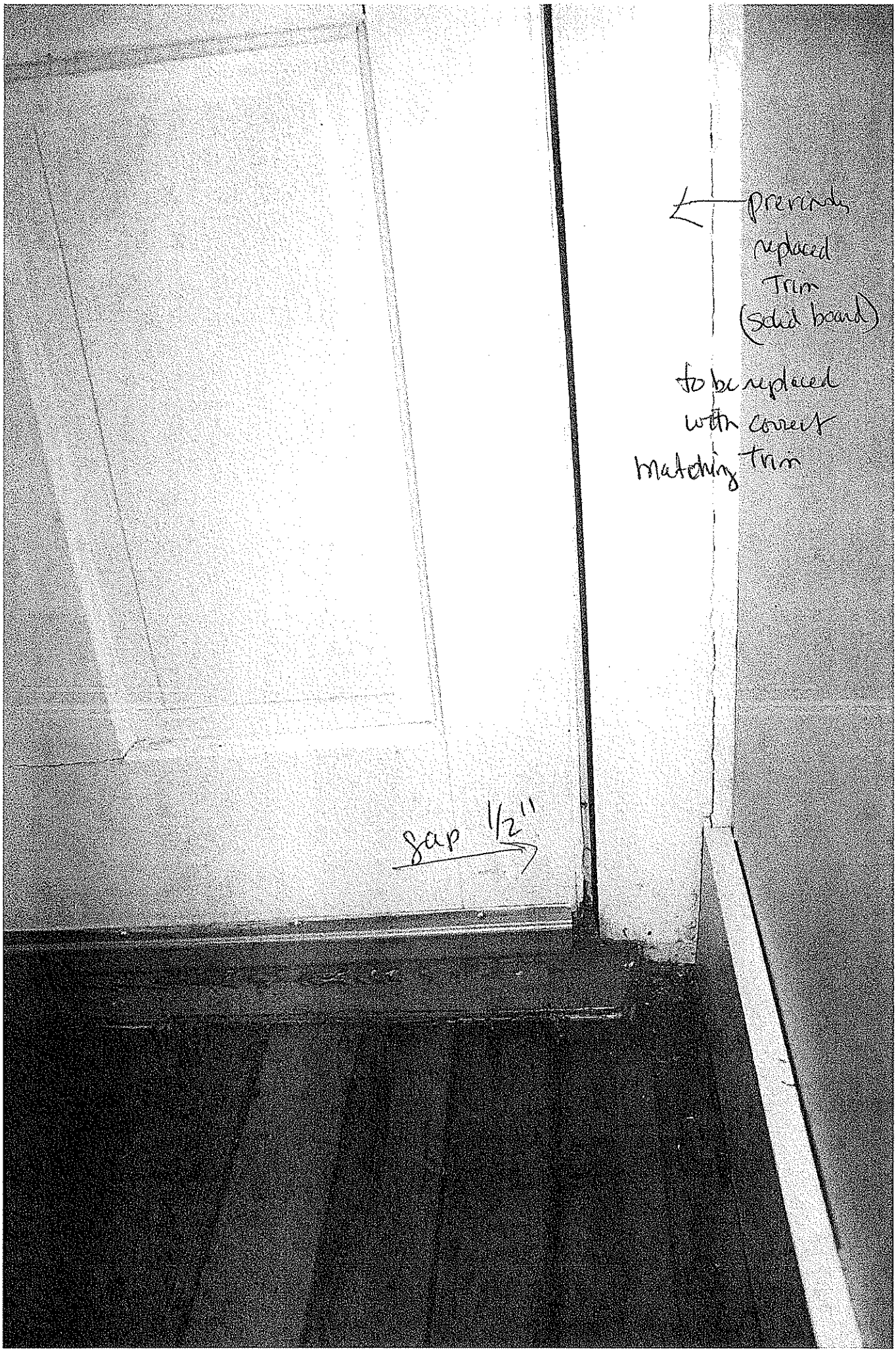
1/17/12

122 W 4th St Interior view



1/17/12

122 W 4th St - interior view



THE City OF Frederick

HISTORIC PRESERVATION COMMISSION
Hearing: January 9, 2012
Staff Report

PROJECT INFORMATION	
CASE NUMBER:	HPC12-043
CITATION ISSUED:	No
ADDRESS:	47 South Carroll Street
APPLICANT NAME:	Jane & Goodloe Byron
PREPARED BY:	Christina Martinkosky
DATE:	February 3, 2012

PROJECT DESCRIPTION

The following scope of work is for a one-story, semi-enclosed shed located behind 49 South Carroll Street. This ca. 1964 building was determined to be a non-contributing resource to the Frederick Town Historic District at the September 8, 2011 public hearing (HPC-11-518). At the same hearing, the Historic Preservation Commission gave permission to demolish the entire building. The applicant has amended their plan so that only a portion of the structure was demolished. The following alterations are proposed for the remaining portion of the building:

1) Strengthen the existing structure by replacing and repairing damaged materials. The existing columns may need to be strengthened or increased in size to support the new roof and siding. All structural alterations will take place inside of the building and will not be visible once the siding and roof is installed.
2) Pour a concrete slab for the principal structure and "Garden Shed" wing that extends from the north elevation.
3) Install 5"x5" painted posts of untreated lumber to support the eastern section of the "Garden Shed" wing. The eastern, open-aired portion of the "Garden Shed" wing will be sheltered by the principal roof.
4) Construct a gabled roof with standing seam metal (16" o.c.). The proposed roof will feature exposed rafter ends and snow boards that will be painted to match the roof. The applicant also proposes to install 4 ½ round gutters that will be finished to match the roof.
5) Attach 24 PV solar panels to the south slope of the roof. Each panel will measure 3'-3" by 5'-5".
6) Construct exterior walls clad with rough cut oak 10" boards with 1" ship lap painted "Web Grey" by Duron. Trim is to be of painted wood.
7) Place painted wood louvers in upper gables.
8) Install sliding "barn doors" made of 10" painted wood boards with 1" ship lap. The doors will slide and when opened the doors will stack on top of each other.
9) Parge existing CMU foundation.
10) Pour a concrete walkway near the east elevation.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

This application meets the *Frederick Town Historic District Design Guidelines*:
☒ Yes ☐ No

STAFF COMMENTS:

The *Frederick Town Historic District Design Guidelines* and Article 66B state that the Commission 'may not strictly judge plans for a site or structure of little historic, archeological, or architectural significance, unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure" (pg. 15).

Staff has no comments regarding item 1, as the structural work involves no exterior modifications. Further, staff has no comments regarding items 2, 3, 6, 7, 8, 9, and 10 as the proposed materials and finishes are appropriate for the *Frederick Town Historic District* and are supported by the *Design Guidelines*.

1) In regards to the proposed gabled roof that will replace the original shed roof, the *Design Guidelines* states that "in general, alterations that radically change, damage, or destroy the roof's defining historic characteristics are not permitted" (pg. 86). However, given that this shed in a non-contributing resource, which is located at the rear of the property and largely obscured by other buildings, staff does not object to the plan.

2) The proposed use of standing seam metal is appropriate for the historic district. The Design Guidelines state that "panels must range from 12" to 18" in width...and seams cannot be higher than 1 inch. Factory finishes must reflect traditional hues (galvanized, green and red)" (pg. 60). The widths of the proposed panels are 16", which is supported by the *Guidelines*. The roof will feature its natural zinc finish, which should weather to a warm grey color. Staff finds that the proposed material for the gable roof is appropriate. In addition, the proposed exposed rafter ends, snow boards, and half round gutters are traditional roof components which will fit well into the existing built environment.

3) The *Guidelines* sate, "Solar panels may be approved if they are not visible from the street and if they do not extend higher than the existing building. On new construction they may be approved on rear elevations on a case-by-case basis, if they are well-integrated with the overall construction" (pg. 144). Each panel will measure 3'-3" by 5'-5" each, and will span over much of the south slope of the roof. Staff supports the installation of the solar panels as they will be located on the rear slope of the roof. Although the panels may be partially visible from East All Saints Street, the shed iset set back 120 feet from the road and they will have very little visual impact on the streetscape.

STAFF RECOMMENDATION

Staff recommends approval of the application.

Application determined technically complete:

Christina Martinkosky, Historic Preservation Planner

Matthew Davis, AICP, Manager of Comprehensive Planning

47 South Carroll Street
Shed Reconstruction

A shed previously used to store lumber is located on the property of 47 South Carroll Street. In addition to the larger project previously discussed with HPC we would like to reconstruct the shed that sits on the property.

As you will see in the drawings and pictures provided the shed has been reduced in size. The shed is supported by standard lumber and sits on concrete foundations.

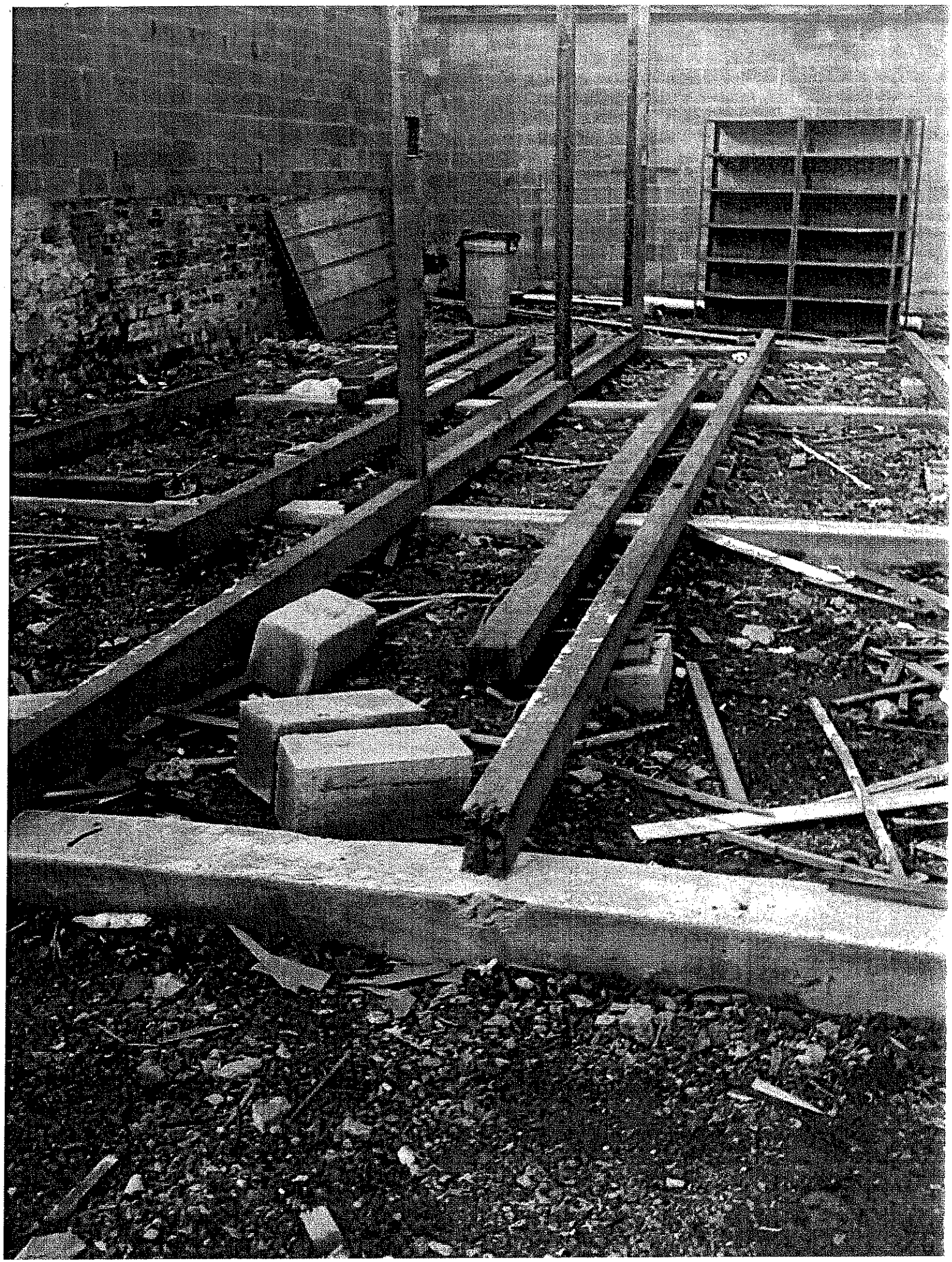
Scope of Work:

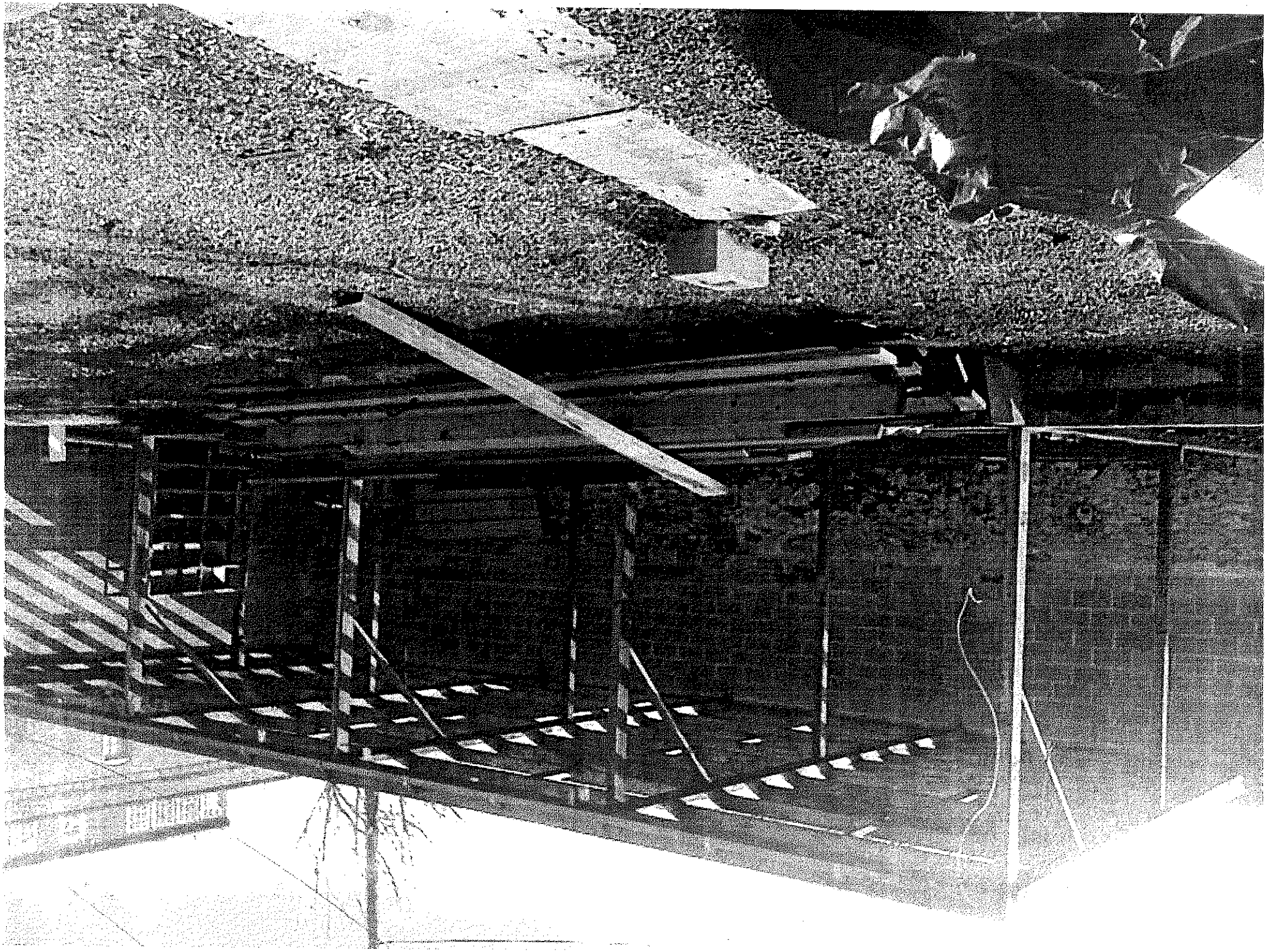
1) Strengthen existing support structure by replacing and repairing damaged materials. The existing columns may need to strengthened or increased in size to support the new roof and siding. Everything that will increase in size or be repaired will be inside of the structure and not visible once the siding and roof is installed.

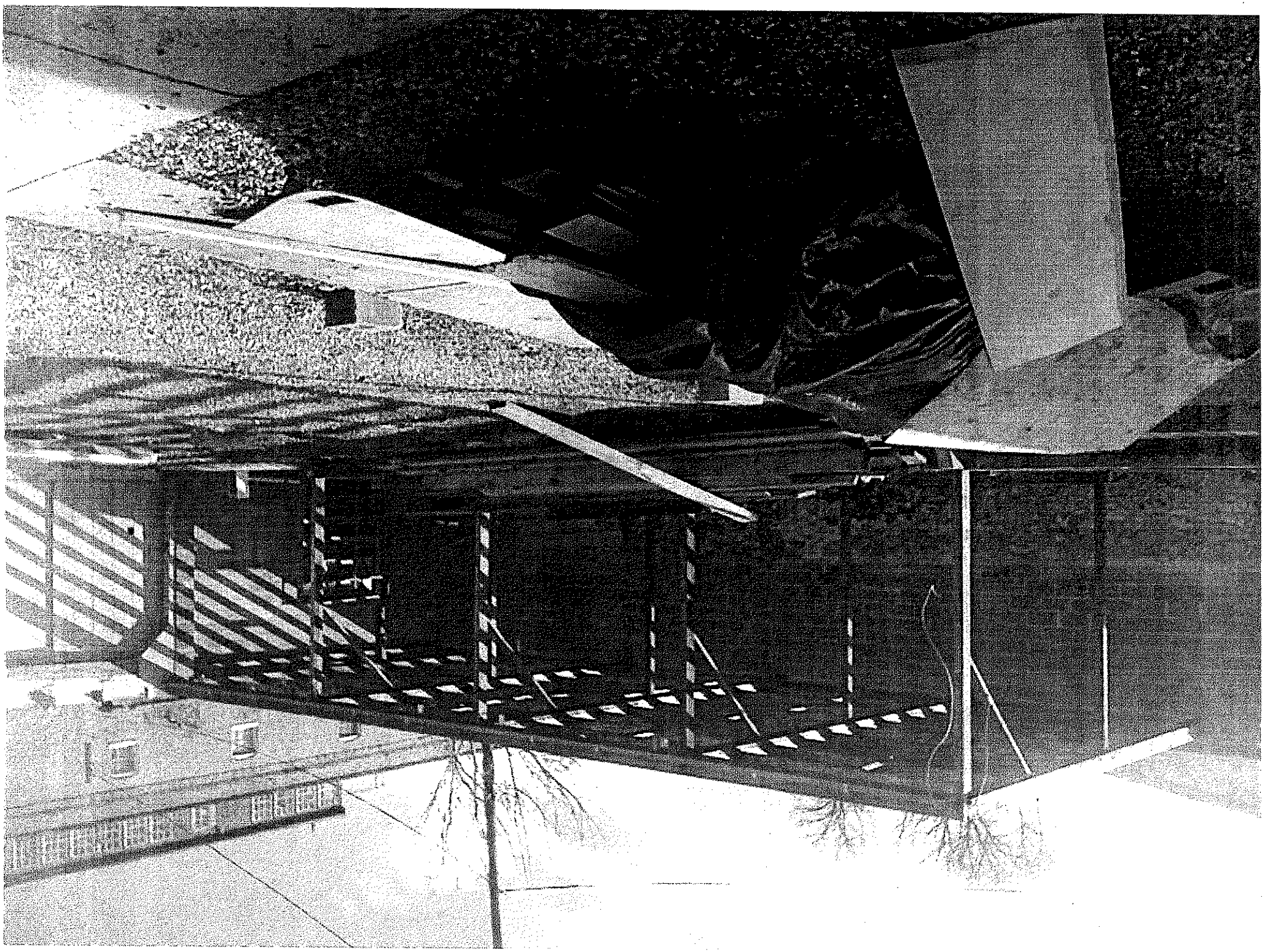
2) Construct a gabled roof with standing seam metal (16" o.c.) with a snow board to match roof and exposed rafter ends
3) Place wood louvers in upper gables painted to match siding.
4) Install 4 ½" round gutters finished to match roof.
5) Pour a concrete slab (floor). The slab will be located under the current roof structure.
6) An additional concrete slab will poured to include the garden shed. (Shown on drawings) Posts will be installed in the concrete slab to support the gabled roof area. The posts will be 5" x 5" untreated lumber, painted to match siding.
7) Install exterior walls with rough cut oak siding, 10" boards with 1" ship lap painted "Web Grey" by Duron.
8) In areas noted on drawings we will install sliding "barn doors" 10" boards with 1" ship lap." Painted "Web Grey" by Duron. The doors will slide and when opened the doors will stack on top of each other. System shown on attached drawings.
9) Parge existing CMU foundation

Materials Used: Drawings, Cut sheets, and specifications attached

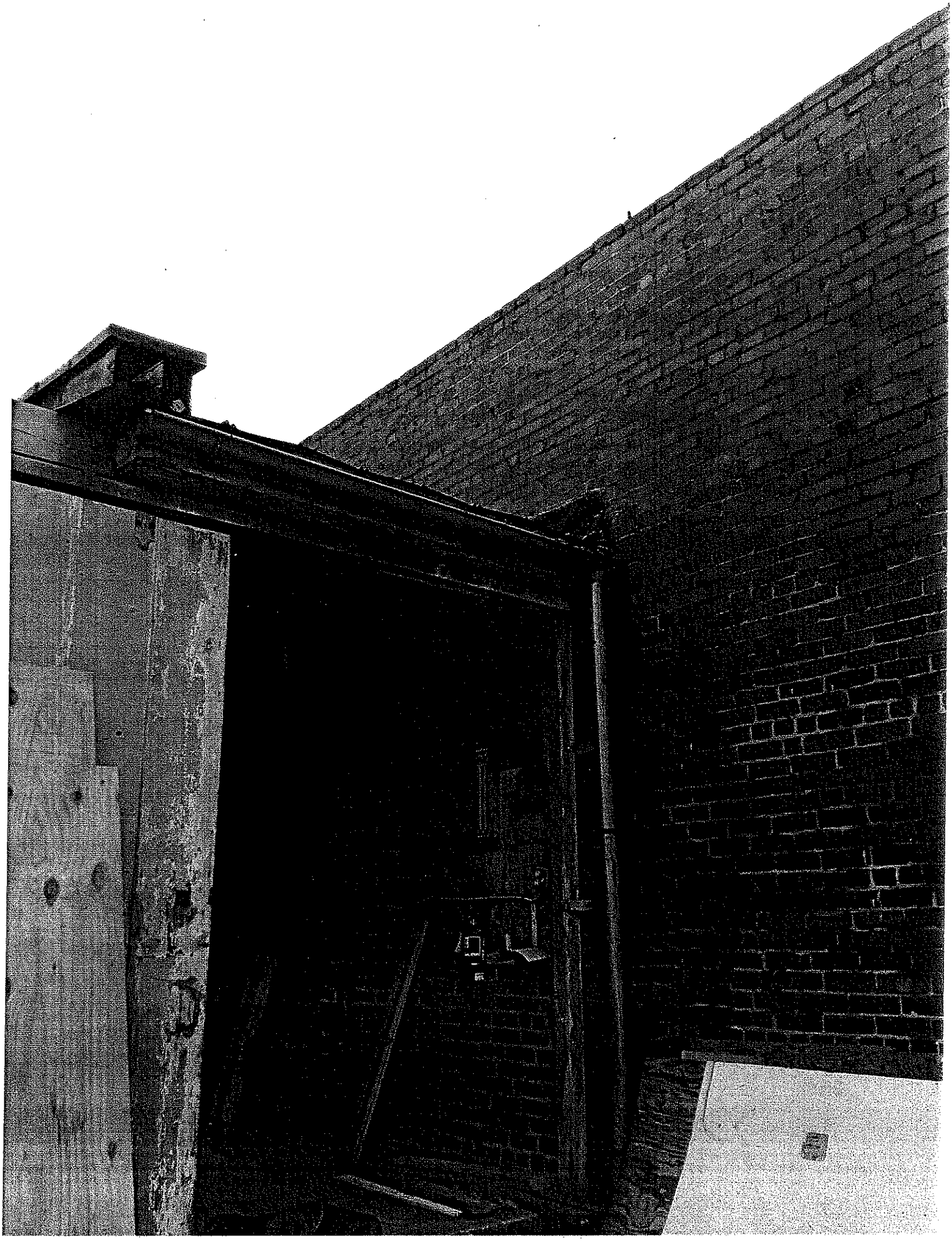
- Standard lumber for roof system
- Rough cut oak siding (Painted "Web Grey" by Duron)
- Misc trim to match siding (Painted "Web Grey" by Duron)
- Standing seam metal roof (Grey)
- Standard concrete for slab

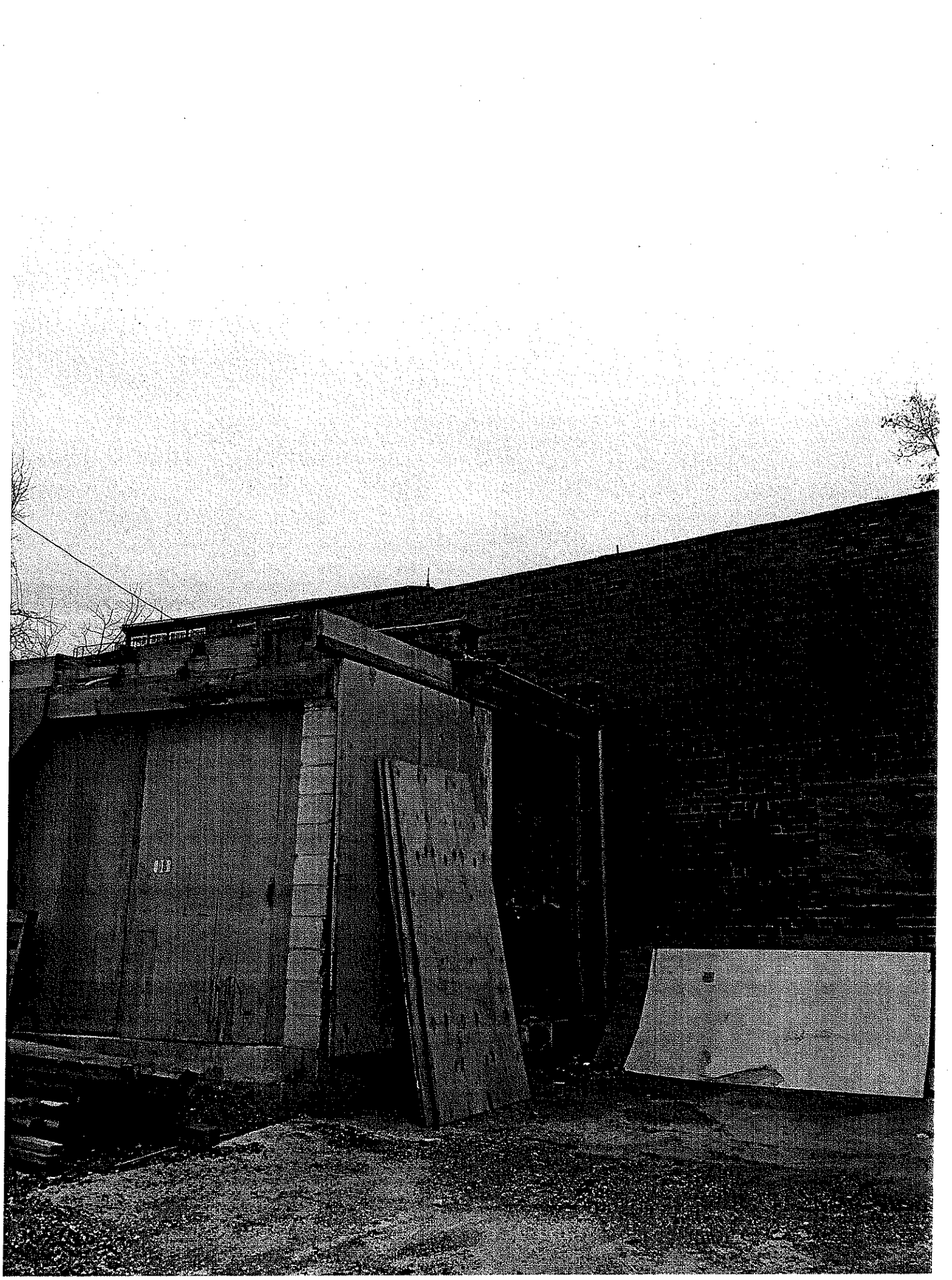




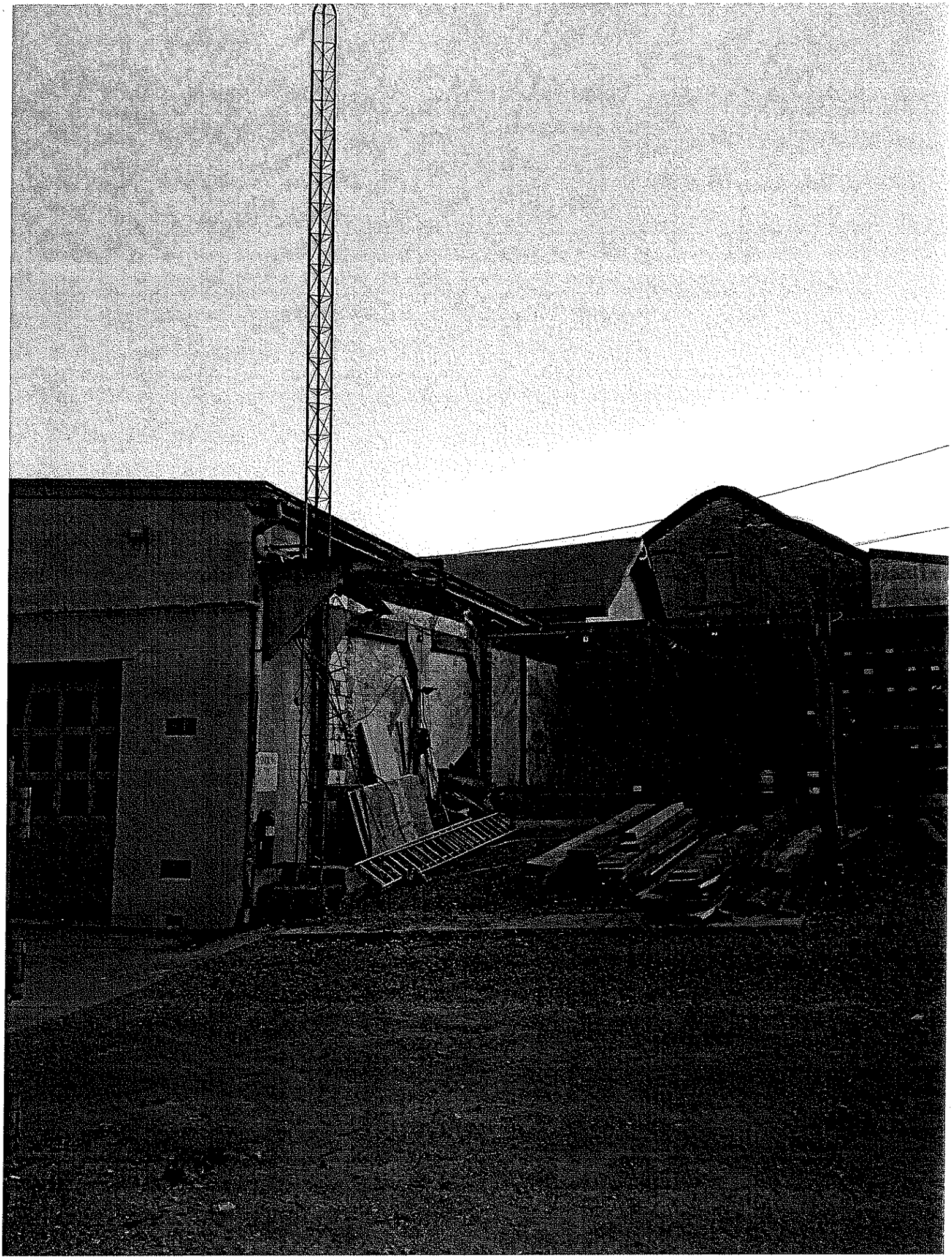


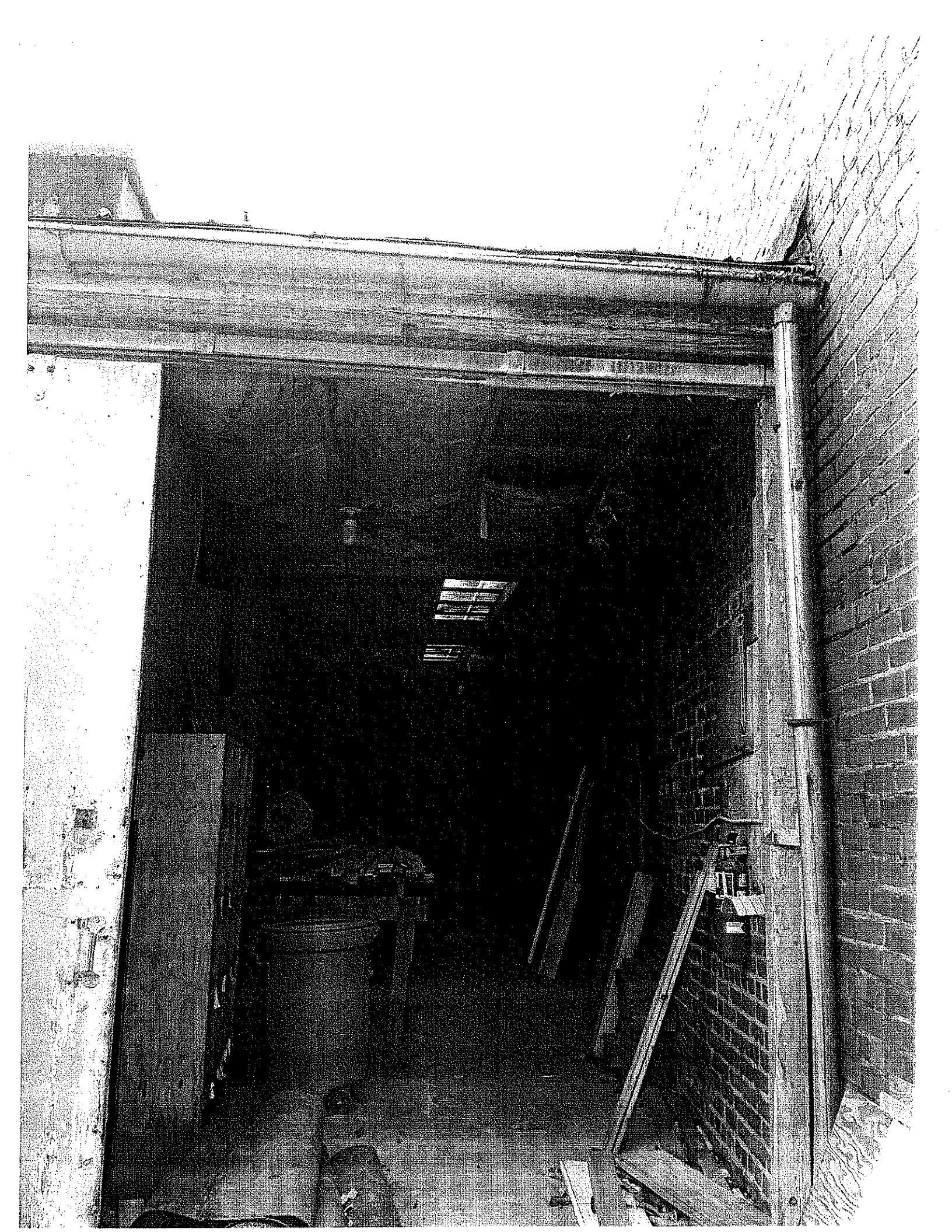
ISUZU

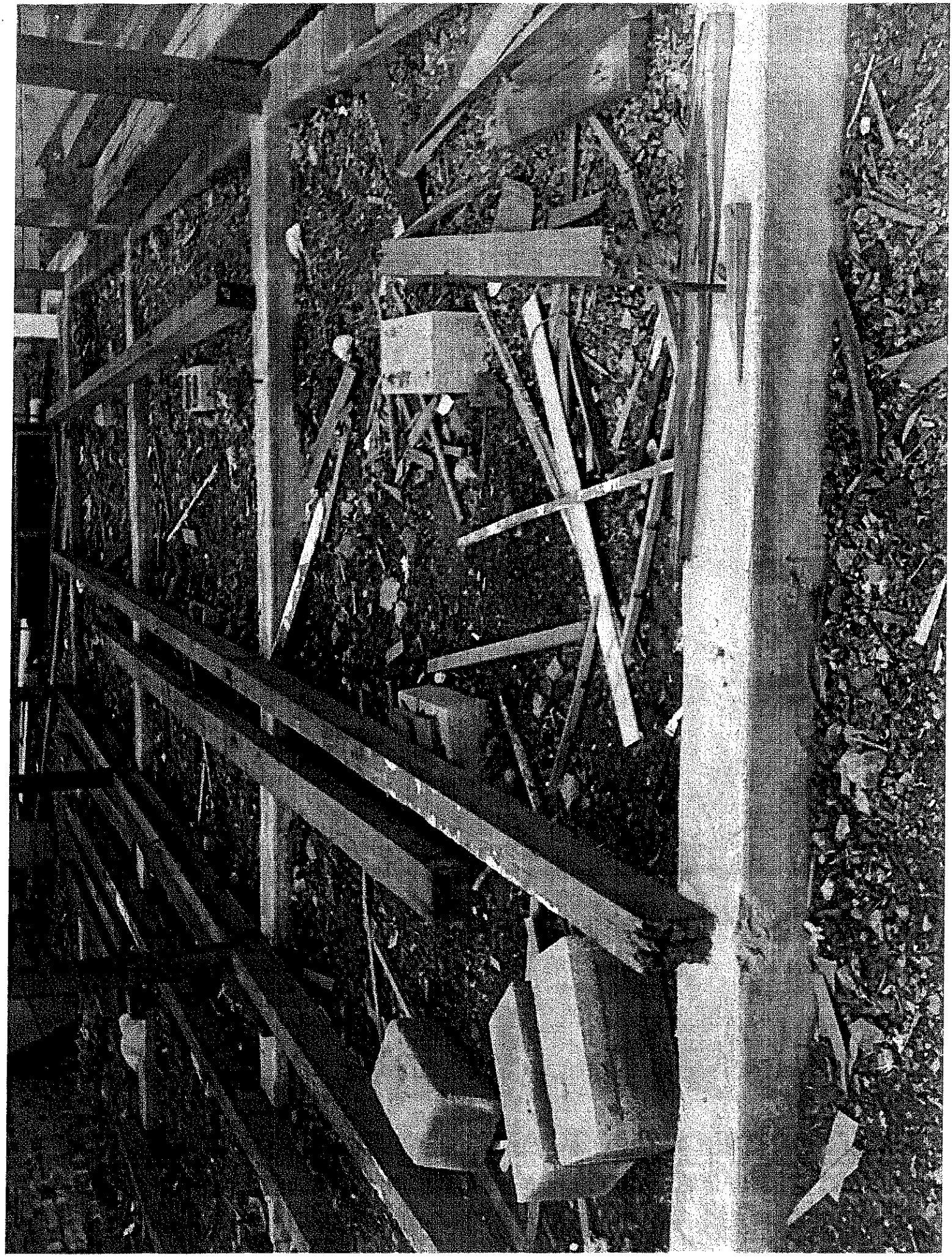





707
R E
R E
707 301 6








FollansbeeSteel.com
Follansbee Steel
800-624-6906

TCS II® – Product Data

PRODUCT DESCRIPTION

Basic Use: TCS II is used for all types of roofing (standing seam, batten seam, Bermuda seam and flat lock), for perimeters, mansards, fascia, coping, gravel stops, wall covering and all flashing, exposed or concealed. TCS II is suitable for all types of weathersealing and drainage (gutters, all styles and downspouts).

Limitations: TCS II, due to its corrosion resistant qualities, is recommended for use in severe industrial, chemical or marine environments.

Composition and Materials: TCS II is a type 304 (Non-Magnetic) dead soft stainless steel covered on both sides with the new ZT Alloy (50% tin, 50% zinc) to a thickness of 20 microns.

The chromium-nickel content and the annealed properties make TCS II one of the most versatile and one of the most corrosion resistant roofing and flashing materials available today.

Sizes: Sheets - widths 20", 24", and 36". Lengths 96" and 120". Special sizes available up to 36" by 144". 50-foot rolls in widths of 20", 24" and 36". Also available in all widths are 2000# to 4000# mill coils.

Gauges: 24, 26, and 28 plus coating. Only 36" wide available in 24 gauge.

Weight: 28 gauge – .67# per sq. foot; 26 gauge – .77# per sq. foot; 24 gauge – 1.02# per sq. foot

Note: All weights are theoretical, and could vary.

Color: Under most atmospheric conditions, TCS II will weather to an attractive, warm gray. However, since the weathering of TCS II is accomplished through atmospheric exposure, color may vary relative to the local environment. TCS II does not require painting. However, if painting is desired, TCS II may be painted using Rapidri® primer and Rapidri® finish in desired color. Apply paint in accordance with Follansbee's published instructions.

INSTALLATION

Method: Install in accordance with standard sheet metal practices (See Follansbee TCS II Specifications and Data Manual).

Note: Follansbee TCS II specifications and data manual does not purport to provide information covering all design and application situations, which may confront architects and applicators. In order to safeguard all purchaser's warranty rights; architects and applicators should in every case first refer to the most recent details or procedures concerning designs or applications involving Follansbee products, which were published by Follansbee. Additional application and detail information may be found in the current Architectural Sheet Metal Manual published by Sheet Metal and Air Conditioning Contractors National Association, Inc. However, should any conflict arise between any details or procedures published by Follansbee and those published in any other publication, the detail or procedures published by Follansbee shall take precedence. Failure to comply with any of the conditions set forth herein will void Follansbee's warranty. All projects should be designed to divert water away from the vertical surface of the building.

(continued)

TCS II® – Terne Coated Stainless – Overview

TCS II® is 304 architectural stainless steel, coated with ZT® alloy. This material provides outstanding corrosion resistance in severe corrosive atmospheres, including those encountered in chemically polluted and chlorine-laden marine environments. In developing ZT alloy, Follansbee recognized that today's cleaner air demanded a metal roofing sheet that would form a protective oxide in sulfur-poor atmospheres. ZT alloy, used to coat TCS II, is oxygen-reactive and forms its attractive patina by taking advantage of cleaner atmospheres.

In developing ZT, Follansbee conducted both laboratory and normal exposure tests to determine the optimum combination of alloying elements of zinc and tin as a coating for TCS II. ZT's excellence as a coating is due in great part to the inter-metallic layer formed during the coating process. This tight, durable coating provides a roof sheet that gives better corrosion resistance than any other available roofing metal.

After exposure to the atmosphere, the transformation of TCS II's color to an earthy gray oxide is uniform and predictable, as well as abrasion and smudge resistant. Added benefits are that TCS II is environmentally sensitive and does not require painting. It's also the ideal material for hundreds of roof drainage and weather sealing applications. Because TCS II is readily solderable, the architect and building owner are assured that joints will remain tight and will not be subject to premature breakdown and delamination as often are the case with sealant.

TCS II can be installed at any temperature. Follansbee TCS II is warranted for a period of 30 years in applications other than those in marine environments. In these areas TCS II is warranted for 10 years.

TCS II® – Product Data

Table 1: Comparative Property of Architectural Metals

Property	TCS II	Terne	Copper	Lead-Coated Copper	Aluminum	Galvanized Steel
Standard Thickness	.015 + coating	.015	.0217	.0217 + coating	.025	.0217
Weight per Sq. Ft. Lbs.	.67	.65	1.00	1.15	.356	.908
Core Metal	304 non-Magnetic Stainless Steel (18% Chrome, 8% Nickel)	Copper Bearing Carbon Steel	None	Copper	None	Carbon Steel
Coating	ZT alloy (50% Zinc, 50% Tin)	Terne Alloy (80% Lead, 20% Tin)	None	96% Lead, 4% Tin	None	Zinc
Nominal Temper	Soft	Soft	Soft	Soft	0	Soft
Yield Strength 1000 psi	42	30	11	11	10	40
Tensile Strength 1000 psi	80	45	35	35	25	52
Elongation % in 2"	50	30	30	30	20	27
Expansion in 64th of an inch per 100° F. per 10' length (approximate)	8	5	8	8	10	5

Type 304 Chemical / composition (%)

Ni	Cr	Si	C	P	S	Mn
8.00	8.00	1.00	0.08	0.045	0.030	2.00
10.50	10.50	MAX.	MAX.	MAX.	MAX.	MAX.

Forming: TCS II, a dead-soft metal, forms with conventional hand and regular sheet metal shop tools and can be cut with standard sheet metal hand snips or power tools. For standing seam roofs, preformed ready to apply pans are available in lengths up to 25 feet. Special sizes up to 35 feet maximum.

Soldering: Surfaces can be pre-tinned to facilitate soldering. Use soldering irons only (3 lb. minimum). Do not use torches or welding. Use pure tin solder. Use rosin flux or Follansbee's speed flux only.

Note: The pre-weather wash coat must be removed for a good solder joint. Lacquer thinner works best when removing the wash coat.

Minimum Gauge Application Recommendations: Roofing – standing seam, .015 minimum gauge; flat lock seam, .015 minimum gauge; mansard, .015 minimum gauge. Flashing – exposed, .015 minimum gauge; concealed, .015 minimum gauge. Fascia – .018 minimum gauge. Gravel stop – .015 minimum gauge. Rain-carrying equipment – .015 minimum gauge.

MAINTENANCE

TCS II is essentially a maintenance-free product in that no protective surface painting or treatment is required. Debris, which settles upon the roof, should be removed promptly to avoid stain or discoloration due to oxides or chemical reactions. Severe staining related to the above is an aesthetic problem, which may require painting in order to restore desired appearance. The typical weathering process of TCS II transitions from virgin metallic to milky gray, and eventually to an earth tone shade of gray. This process is in reaction to atmospheric conditions at the project site and transformation time varies relative to local conditions. No oxide accelerants should be used in an attempt to speed this natural process.

PREFORMED STANDING SEAM DETAIL

Preformed standing seam roof sheets are available in standard 8', 10', and 12' lengths. Special sizes up to 35'. Panforming equipment is available for lease to accomplish lengths in excess of 35'.

TECHNICAL SERVICES

Call 800-624-6906 for any additional information or technical assistance.

TCS II® – Specifications

SECTION 07610 SHEET METAL ROOFING

1.1 GENERAL

A. Performance Requirements

Provide a custom sheet metal roofing system capable of withstanding structural movement, thermally induced movement, and a complete watertight enclosure fabricated from TCS II sheets to the configuration and details described herein and depicted on the architectural drawings accompanying these specifications. The system includes all custom formed sheet metal roofing pans, solder, felt and rosin paper.

B. Submit The Following

1. Product Data: Include Follansbee's product data, general specifications, standard details, wind uplift test results.
2. Shop drawings: Show plan of TCS II panel layout and how, if needed, expansion and contraction of material is provided using stationary cleats or expansions cleats.
3. Show direction of roof expansion and contraction.
4. All penetrations through TCS II panels.
5. Details at eave, ridge, hip, valley, rake, cricket, flashings, and penetrations and any special details.
6. Show all cross seams locations and type depending on roof pitch.
7. Sufficient technical data to demonstrate compliance with these specific requirements.
8. Fastener, cleat and attachment layout, with load carrying capacity to meet these specifications and how the cleat and fastener will hold into the substrate.
9. A description of installation procedures which, when approved by the architect, will become the basis for accepting or rejecting the work.

1.2 QUALITY ASSURANCE

A. Installer Qualifications

Installer must be proven, experienced applicator who has completed several custom projects using SMACNA or Follansbee Specifications and details along with owner, architect and general contractor contacts. Use adequate number of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and methods needed for proper performance of the work.

B. Guarantee

Roofing contractor to provide standard two year material and workmanship for a watertight installation. This warranty does not cover damages caused by acts of God, ordinary wear and tear or unusual abuse or neglect or acts and omissions of parties other than the sheet metal roofing manufacturer or installer.

Warranty

Provide Follansbee's standard warranties covering products to be free from perforation resulting from corrosion.

C. Referencing Specifications and Standards

Follansbee Steel Specifications and Data Manual Sheet Metal and Air Conditioning Contractors National Association (SMACNA) American Society for Testing and Materials (ASTM).

1.3 PERFORMANCE AND TESTING

A. Provisions For Thermal Movement

Metal roofing systems shall be fabricated and installed so that they provide for expansion and contraction of the component materials without buckling, hole elongation, fastener failure or excess stress loading situations developing at any time during the temperature cycle. Cleats shall be installed to resist rotation (2 fasteners per cleat) and to avoid stress when roofing expands and contracts. Any continuous panel run exceeding 30 feet must involve expansion cleats. Follow Follansbee Specifications and Data Manual or SMACNA for all recommendations to design details.

"Oil Canning"

The Architect should be aware that minor surface deflections known as oil canning are inherent in thin sheet metal skins. Factors such as reflectivity will amplify the oil canning appearance until the patina occurs. Also wide flat surfaces will show deflections readily. Oil canning does not affect the finish or structural integrity of the panel and is, therefore, not cause for rejection. Oil canning induced from buckling stresses however, should not be allowed. These are normally a result of improper application.

B. Uplift Resistance

Metal roofing systems shall be fabricated to resist the negative pressure and uplift loads as shown in the SMACNA Manual – 5th edition, appendix A-4.

If necessary a separate independent test can be performed to determine the actual pullout of the particular fastener in the particular substrate. Most fastener manufacturers have tested their parts in different substrates. It is recommended that a safety factor be used with all fastener applications.

1.4 PRODUCT

A. ZT® Alloy Coated Stainless Steel (TCS II)

ASTM.240, type 304 stainless steel coated both sides with a minimum alloy (50% Tin/50% Zinc) to a thickness of 20 microns and a mill applied gray pre-weathering.

B. Standing Seam Roof Panels

Standing seam system shall be designed for concealed mechanical attachment of roofing panels to substrate.

C. Cleats

Use Follansbee preformed cleats or fabricate from TCS II flat stock sheet product to Follansbee's Specifications.

D. Slip Sheet

Use rosin sized paper as final underlayments under TCS II.

E. Felt Underlayment

Minimum one layer 15 lb./100 sq. ft. asphalt saturated felt paper.

F. Fasteners

Minimum 7/8" Series 300 stainless steel ring shank nail or equal screw type fastener.

(continued)

TCS II® – Specifications

G. Solder

Remove pre-weather wash coat around edges to be soldered with lacquer thinner. To facilitate soldering, it is recommended that the edges of sheets to be joined be pre-tinned.

Use pure tin solder with rosin of Follansbee speed flux. Flux residues must be neutralized with soda water and removed. Use soldering irons only. Do not use abrasives in preparing the surface for solder.

1.5 FABRICATION

A. Shop Fabricate to the Maximum Extent Possible

1. Custom fabricate all flashings by obtaining field dimensions for accurate fit.
2. Layout so cross seams, when required, will be made in the direction of flow with higher pans overlapping the lower pans. Keep field cutting to a minimum.
3. Cross Seams: Provide staggered transverse seams.
4. Provide expansion cleats on standing seam pans 30 feet or more in length.
5. Provide expansion joints as required.
6. Penetrations through the roof are to be fabricated and installed to allow for expansion and contraction of the roof sheet without buckling.

1.6 STORAGE AND HANDLING OF TCS II

A. Materials stored must be kept dry. Materials should be covered and sloped for moisture to drain from the surface.

B. TCS II in coil form must not be exposed to weather and should be in a climate controlled environment.

C. Materials stored on site must be vented to allow condensation to escape.

D. Handling: The Architectural Sheet Metal Contractor shall no be required to move his materials except as needed to install the roof.

1.7 INSTALLATION

1.7.1 Surface Conditions

A. Pre-roofing conference after substrate is installed; with all related trades, architect, general contractor and owners representative. Conference should agree that surface is ready for installation of finished custom metal roofing.

B. Examine the areas and conditions under which work of this Section will be performed. Do not proceed until unsatisfactory conditions are corrected.

C. Verify that the substrate is sound, dry, smooth, clean, sloped for drainage, and completely anchored, and that provisions have been made for roof drains, scuppers, flashings, and all other interface items attaching to or penetrating through the work of this Section.

D. TCS II to be applied to wood or fluted metal deck minimum 1/2" plywood to be specified. TCS II should NOT be installed over ACQ (Alkaline Copper Quaternary) treated lumber. If sheathing boards are specified, maximum 2" spacing between boards.

1.7.2 General

A. The installed work of this Section will not be used as a storage space for other materials.

B. Do not permit unnecessary walking on the finished roof. Require all personnel to wear rubber-soled shoes when installing or walking on a finished roof.

1.7.3 Installation of Roofing

A. Procedures

1. Install roofing felts lapping a minimum of 4" (102 mm). Apply the specified slip sheet. Prevent moisture from damaging substrate prior to installation of final metal skin.
2. Install roofing sheets and flashings in strict accordance with original design, pertinent regulations of governmental agencies having jurisdiction, and the recommended installation procedures as approved by the Architect, anchoring all components firmly into position for long life under the anticipated weather conditions. Initially layout and locate all lines and panel terminations. For batten seam roofs, layout all battens accurately onto the substrate prior to installation of the sheets.
3. Install clips to hold sheet into position. Use two fasteners per clip to prevent rotation.
4. Installation performed by qualified trained personnel experienced in the installation of metal roofing and employed by the metal roofing contractor.
5. Installation to have seams and lines as established by the approved shop erection drawings.
6. Metal roofing to be installed per approved drawings with fixed points determined by direction of expansion.
7. Nail cleats a maximum of 12" (305 mm) on center; turn tabs over nail or use appropriate stainless steel fasteners. For battens, preinstalled clips, anchor battens to substrate using compatible fasteners spaced as required to hold design uplift but at no times greater than 18" (460 mm) apart. Clips should be centered no more than12" (305 mm) on center on the battens.
8. Complete seaming of standing seam panel by automatic seaming machine or other accepted and approved method designed to obtain the proper seam dimension and height.
9. Minimize all exposed fasteners, utilize cleated seams whenever possible.
10. Protect against dissimilar metal contact.
11. Details should be per SMACNA ARCHITECTURAL SHEET METAL MANUAL recommended details.

1.8 ACCEPTANCE AND CLEANUP

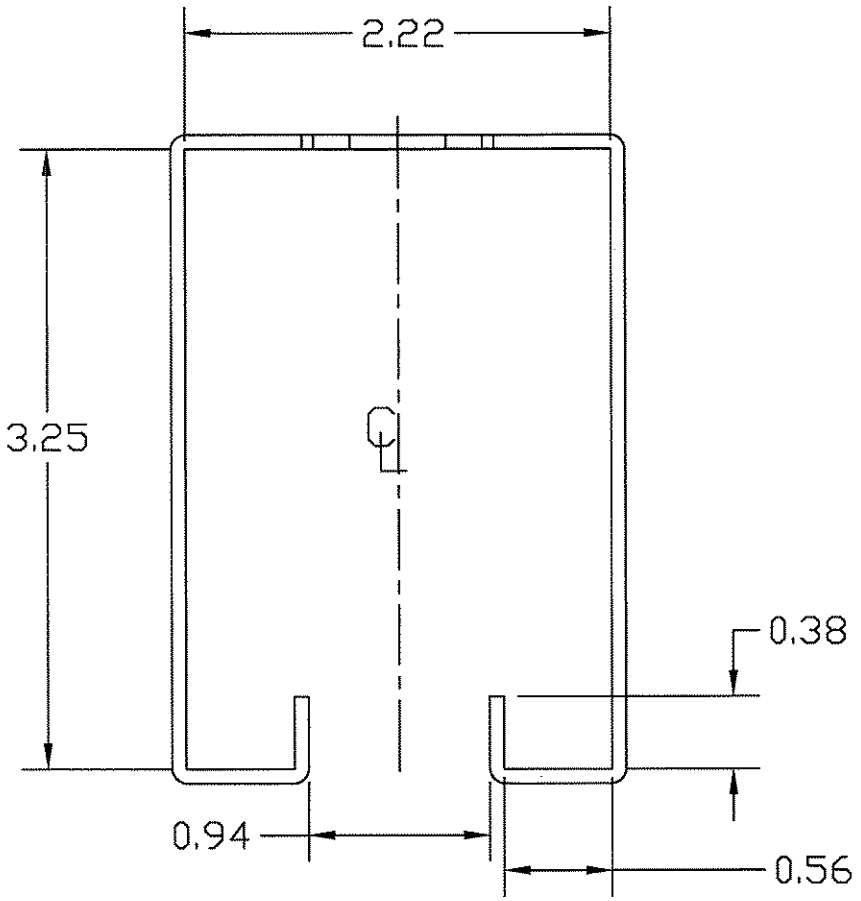
A. Remove and properly dispose of all foreign material and debris from roof and gutters. Be sure no dissimilar metal or other materials are left on roof surface.

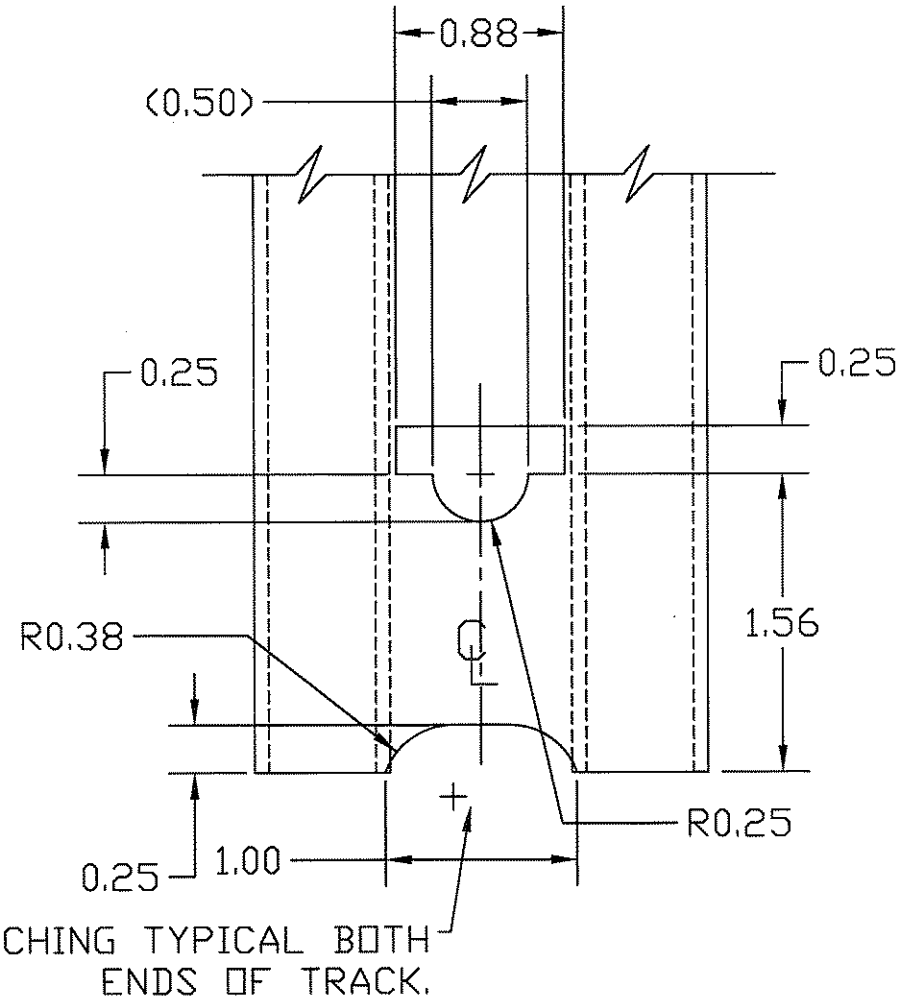
B. Clean and neutralize all flux materials.

C. Clean off all excess solder and sealants.

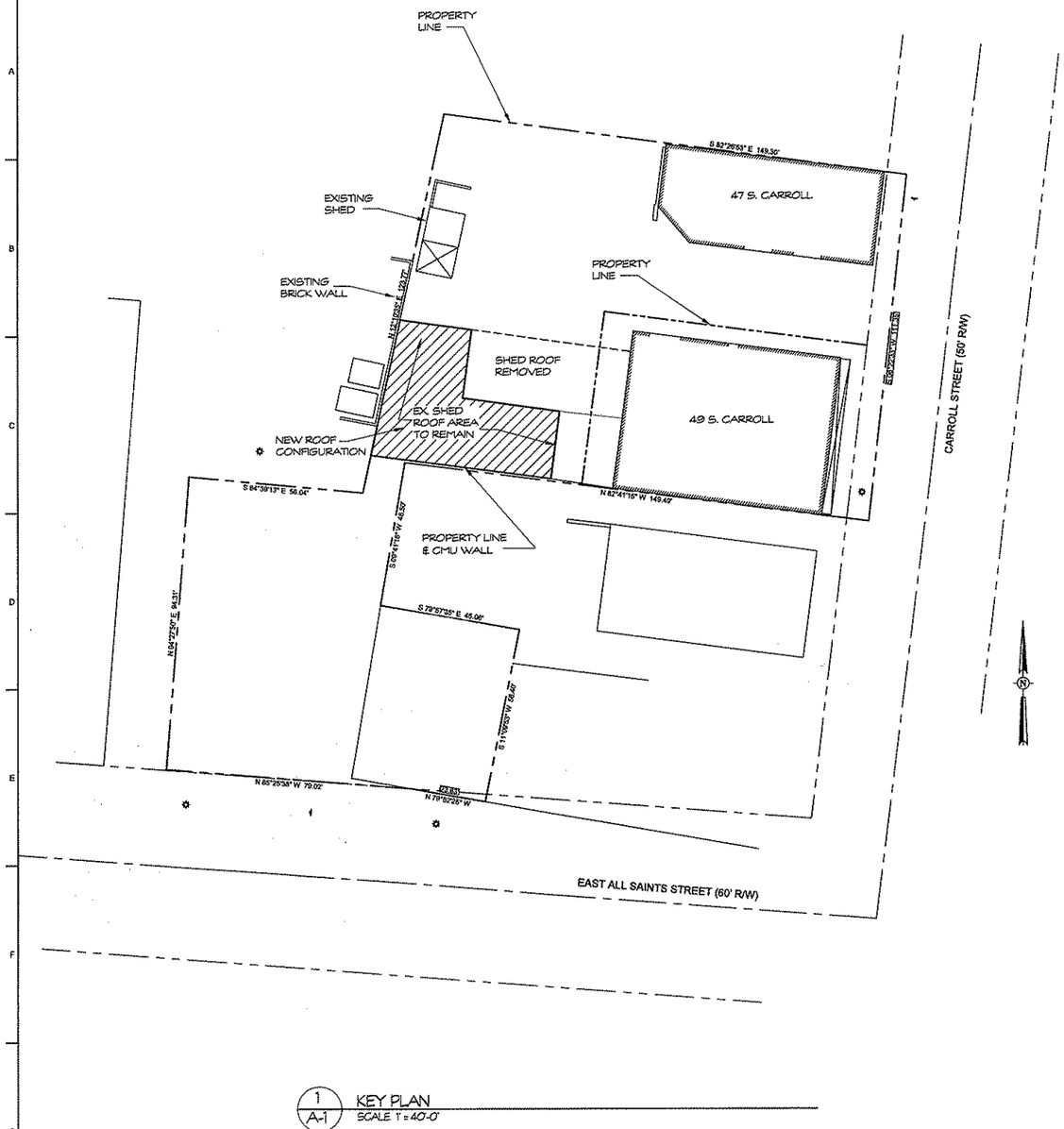
D. Wipe off all hand prints, smudges and other superficial stains that were placed on the custom metal roofing and flashings during fabrication and installation.

E. Remove and replace all dented and damaged materials.

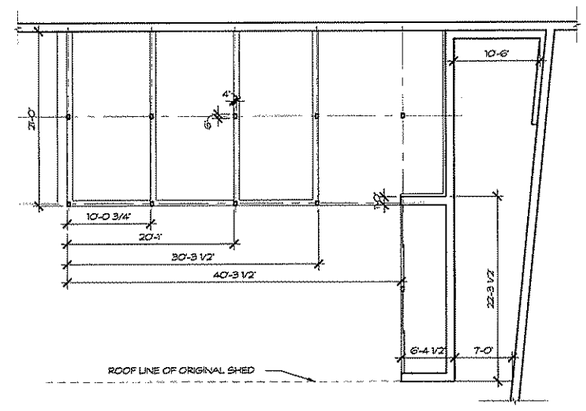




NOTCHING TYPICAL BOTH ENDS OF TRACK.



1 A-1 KEY PLAN
SCALE 1" = 40'-0"



1 A-1 AS BUILT PLAN VIEW
SCALE 1/8" = 1'-0"

PRODUCTS AND MATERIALS

EXPISTING FOUNDATION -	CONCRETE BLOCK PARGED
SIDING -	BOARD ON BOARD 1 X 10 LAPPED EDGES, PAINTED
ROOFING-	ZINC, WEATHERING GRAY, 16" O.C. (FIELD FORMED)
SNOW BOARD-	FINISH TO MATCH ROOFING
GUTTERS & DOWNSPOUTS-	MATCH ROOFING, SEE DETAILS
DOORS & FRAMES-	WOOD, PAINTED, 1 X 10
PORCH CEILING-	EDGE AND CENTER BEADED PINE, PAINTED
LIGHTING-	PORCH CEILING, RECESSED
SOLAR PV PANELS-	3'-3" X 5'-6" ATTACHED TO STANDING SEAM ROOFING
MISC. WOOD TRIM-	PAINTED

GH ARCHITECT
GEORGE C. HARNE, ARCHITECT
12530 Wolfsville Road
Myersville, MD 21773
Phone: 301.293.4348
Fax: 301.293.3081

Civil Engineer
NAME
Address
Address
Phone FAX

Mechanical, Electrical, & Plumbing Engineer
NAME
Address
Address
Phone FAX

Structural Engineer
NAME
Address
Address
Phone FAX

SHED RECONSTRUCTION
Potomac Asset Management Company
47 South Caroll Street
Frederick, Maryland

PHASE:
HISTORIC PRESERVATION PRESENTATION

SUBMITTALS / REVISIONS

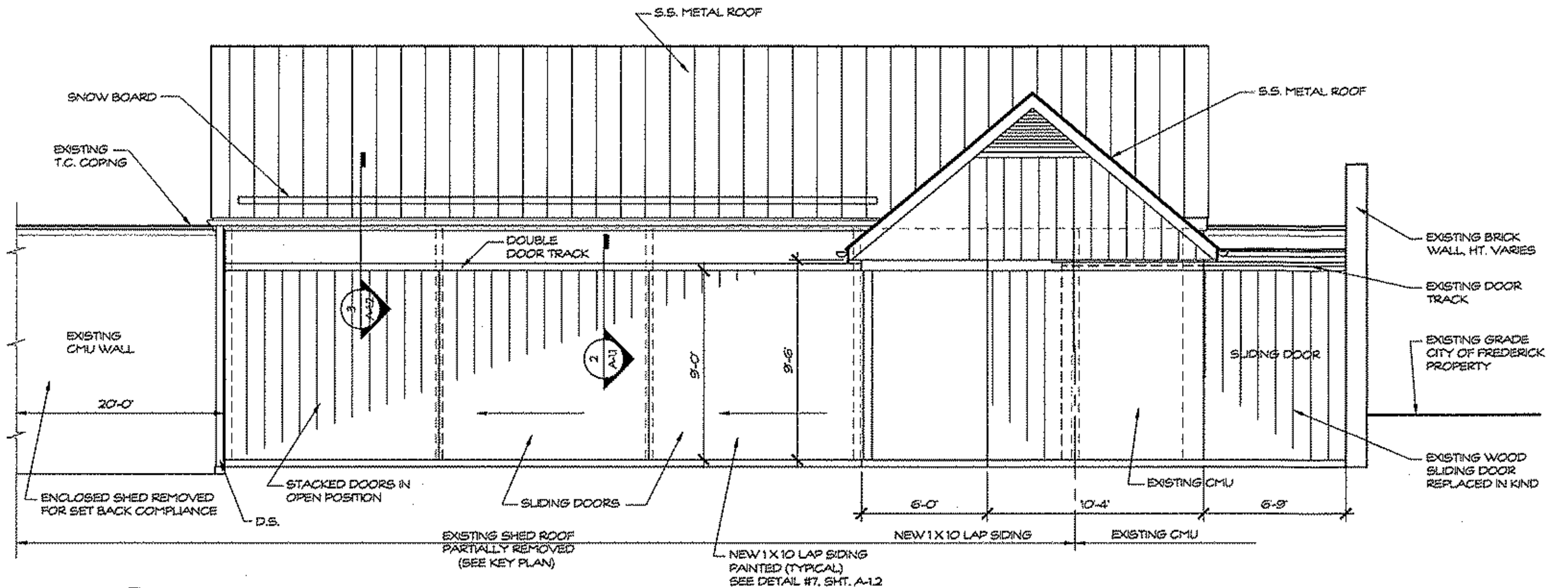
ISSUE DATE	DRWN BY	DESCRIPTION

DRAWING NAME:

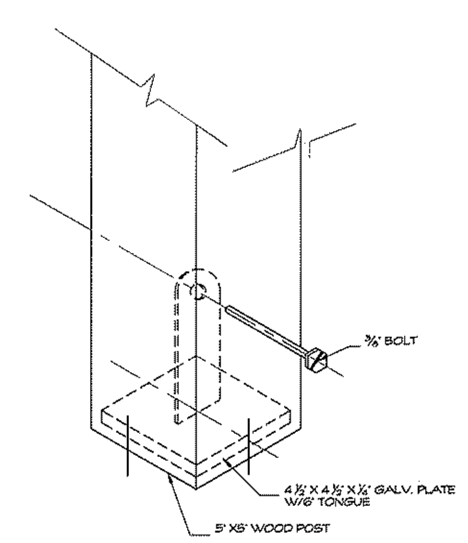
JOB #: 2012 | FILE: 2012-03 A-1 Shed

CHECKED BY:
DRAWN BY: LJS
DATE: 01-18-2012
SCALE: VARIES

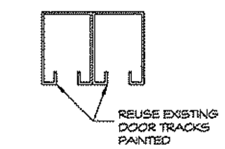
SHEET: A-1



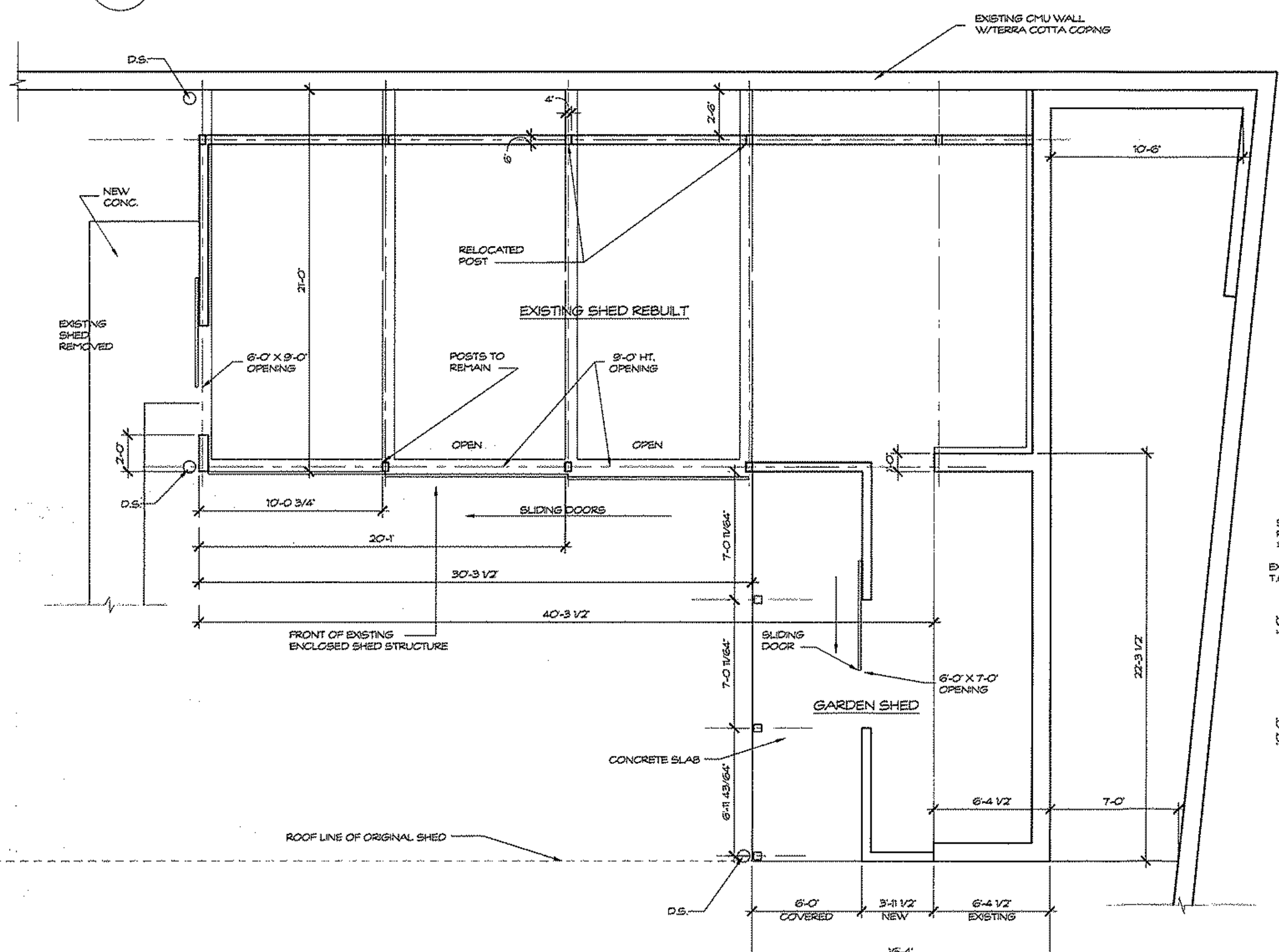
1 A-1.1 NORTH ELEVATION
SCALE 1/4" = 1'-0"



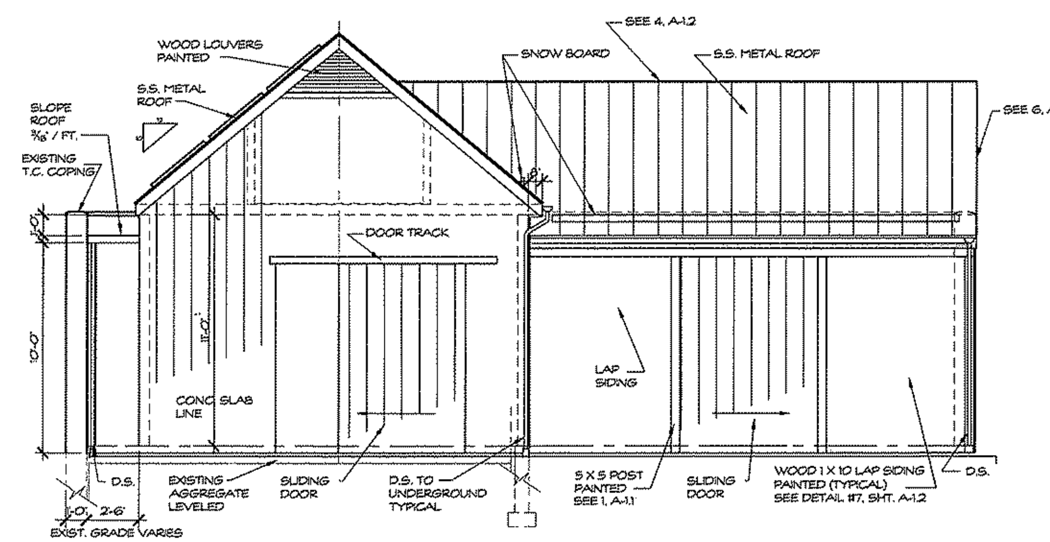
1 A-1.1 POST DETAIL
SCALE 1/4" = 1'-0"



2 A-1.1 DOOR TRACK SECTION
SCALE 1/4" = 1'-0"



1 A-1.1 PLAN VIEW
SCALE 1/4" = 1'-0"



2 A-1.1 EAST ELEVATION
SCALE 1/4" = 1'-0"

GH ARCHITECT
GEORGE C. HARNE, ARCHITECT

Civil Engineer
NAME
Address
Address
Phone FAX

Mechanical, Electrical, & Plumbing Engineer
NAME
Address
Address
Phone FAX

Structural Engineer
NAME
Address
Address
Phone FAX

SHED RECONSTRUCTION
Potomac Asset Management Company
47 South Caroll Street
Frederick, Maryland

PHASE:
HISTORIC PRESERVATION PRESENTATION

SUBMITTALS / REVISIONS

ISSUE DATE	DRAWN BY	DESCRIPTION

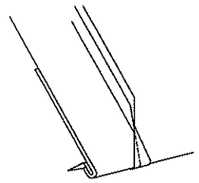
DRAWING NAME:

JOB #: 2012 FILE: 2012-03 A-1 Shed

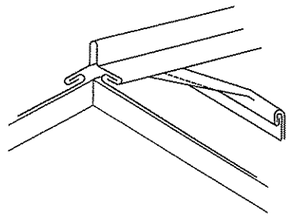
CHECKED BY:
DRAWN BY: LJS
DATE: 01-18-2012
SCALE: VARIES
SHEET: A-1.1

1 A-1.2 METAL GUTTER
SCALE 1 1/2" = 1'-0"

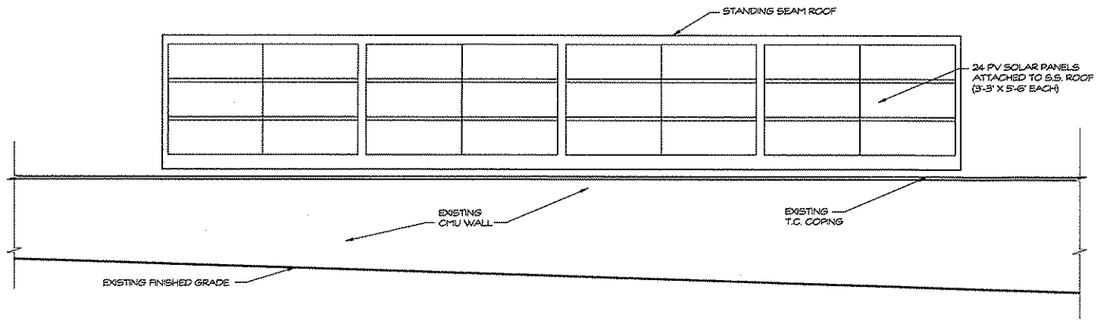
2 A-1.2 DOWNSPOUT
SCALE 1 1/2" = 1'-0"



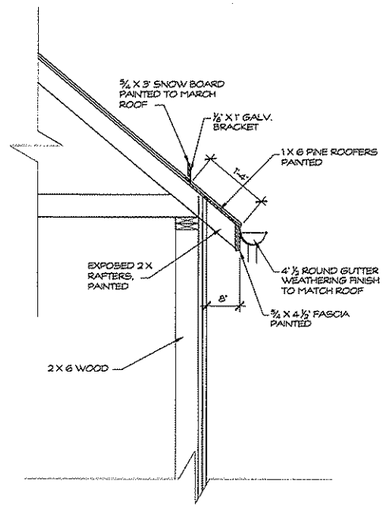
3 A-1.2 S.S. METAL ROOF @ EAVE
SCALE: NONE



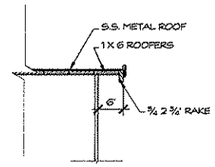
4 A-1.2 S.S. METAL ROOF @ RIDGE
SCALE: NONE



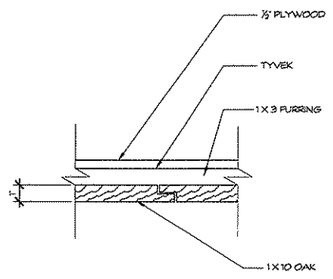
5 A-1.2 SOUTH ELEVATION (FROM ADJACENT PROPERTY
SCALE: 1/4" = 1'-0"



3 A-1.2 EAVE SECTION
SCALE 3/4" = 1'-0"



6 A-1.2 RAKE DETAIL
SCALE: 3/4" = 1'-0"



7 A-1.2 SIDING LAP DETAIL
SCALE: 1" = 1'-0"

GH ARCHITECT
GEORGE C. HARNE, ARCHITECT
12505 Wolfsville Road
Myersville, MD 21773
Phone: 301.293.4848
Fax: 301.293.3061

Civil Engineer
NAME
Address
Address
Phone FAX

Mechanical, Electrical, & Plumbing Engineer
NAME
Address
Address
Phone FAX

Structural Engineer
NAME
Address
Address
Phone FAX

SHED RECONSTRUCTION
Potomac Asset Management Company
47 South Carroll Street
Frederick, Maryland

PHASE:
HISTORIC PRESERVATION PRESENTATION

SUBMITTALS / REVISIONS

ISSUE DATE	DRWN BY	DESCRIPTION

DRAWING NAME:

JOB #: [redacted] FILE: 2012-03 A-1 Shed

CHECKED BY:
DRAWN BY: LJS
DATE: 01-18-2012
SCALE: VARIES

SHEET: A-1.2

HISTORIC PRESERVATION COMMISSION
Hearing: TBD
Workshop: February 9, 2012
Staff Report

PROJECT INFORMATION

CASE NUMBER:	HPC12-42
CITATION ISSUED:	No
ADDRESS:	116- 118 E PATRICK ST
APPLICANT NAME:	Norman Morin, Jr.
PREPARED BY:	Lisa Mroszczyk Murphy
DATE:	February 2, 2012

PROJECT DESCRIPTION

The applicant is seeking amendments to a previous approval (HPC10-58) for a third story addition on an existing two story wing and a three story addition at the rear of that wing to address code requirements. The primary structure is a three-story, mid-nineteenth century contributing commercial building. Key amendments include:

- Substituting a courtyard in place of the glass storefront enclosure at the first floor wing;
- Incorporating a stair tower and corridor
- Eliminating the proposed side porches and exterior stairs
- Reducing the width of the third story addition so that it no longer extends beyond the historic wing;
- Relocating the proposed condensing units from the roof to the ground at the rear of the building;
- Removal of the rear first floor of the historic frame building; and
- Temporary removal and reinstallation of the first floor storefront of the historic frame building.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☐ Yes ☐ No

This application meets the *Frederick Town Historic District Design Guidelines*:
☐ Yes ☐ No

STAFF COMMENTS:

The *Frederick Town Historic District Design Guidelines* state that additions:

- May not compromise the historical or architectural integrity of the existing building, the setting, the streetscape, or the neighborhood;

- May not destroy, damage, or conceal historic fabric that is considered essential to the character-defining nature of the building or specific features;
- Must be constructed on the rear or on an inconspicuous side of a building;
- Must be compatible with the design and materials of the existing building;
- Should be differentiated from historic structures;
- Shall be limited in size, scale and relationship to the historic building;
- Cannot be higher, longer, or wider than the existing building; and
- Must incorporate materials that are compatible with the age and style of the historic building.

The amendments proposed in this application are an improvement to the overall design of the addition. The proposal retains the concept of transparency on the first floor with the corridor and courtyard which will permit views of the historic wing. Pulling back the third story addition to be in line with the historic wing improves the overall relationship. This, along with eliminating the addition of porches to the historic wing, will allow the original form of this building to be read more clearly.

During the first review process, there were valid concerns raised about the potential visibility of roof top mechanicals from a public way. The new design eliminates those concerns by placing them on the ground, definitely out of public view, and providing landscaped screening.

According to Sanborn maps, the narrow historic frame building dates from 1911-1922 and was at that time used as storage for the main commercial building at 116-118. The rear of this building does not exhibit any unique characteristics or contribute to the architectural or historical value of the resource. Therefore, staff finds that it is appropriate to remove the first floor to accommodate the construction of the addition. Regarding the storefront of this frame section, staff can support its temporary removal provided the applicant can ensure that is it not damaged or altered during the process and is reinstalled as it currently exists. The remainder of the structure should also be protected and stabilized as necessary to prevent any damage.

There are specific changes that should be made to materials and details that will increase the differentiation between the historic buildings and proposed addition as well as improve overall compatibility. Those suggestions are outlined below.

- West Elevation
  - Use an alternative material for the third story addition to differentiate it from the historic wing below. Fiber cement siding was included in the original approval.
  - Inset the infill of the one first floor window in the west wall of the historic wing and retain the lintel and sill in place.
  - To provide further differentiation, alter the configuration of the muntins in the windows of the new three story section. Staff suggests 1/1 windows for this section as originally approved. This will also improve the compatibility of the short kitchen and bathroom windows addition so that the proportions are more compatible with the remainder of the building.

- East Elevation
  - Do not paint the bottom portion of brick wall to match concrete foundation on the proposed addition.
  - Set brick infill of existing window openings back approximately one inch and retain the lintels and sills in place.

- Retain the height of the east brick wall along the length of the historic wing.
- Use an alternative material for the third story addition to differentiate it from the historic wing below.
- Do not add false windows to historic wing (first and second floor) or to the proposed third story addition.

- South Elevation
  - If the muntin configuration on the west side windows is modified, the windows on the south elevation should match.
  - The condensing units should be shown on this elevation.

"The Commission 'shall strictly judge plans for sites or structures determined by research to be of historic, archeological, or architectural significance' (contributing resources). The Commission 'may not strictly judge plans for a site or structure of little historic, archeological, or architectural significance, or involving new construction' (non-contributing resources), unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure (66B, Section 8.08)." (*Frederick Town Historic District Design Guidelines*, p. 15)

STAFF RECOMMENDATION

A recommendation will be made at the hearing.

Application determined technically complete:

_____

Lisa Mroszczyk Murphy, Historic Preservation Planner

_____

Matthew Davis, AICP, Manager of Comprehensive Planning

BUSHEY FEIGHT MORIN ARCHITECTS INC.

473 NORTH POTOMAC STREET
HAGERSTOWN
MARYLAND
21740
301/733-5600
FAX: 301/733-5612

BRENT A. FEIGHT, A.I.A.
PRESIDENT

NORMAN E. MORIN, JR., A.I.A.
VICE PRESIDENT

SCOPE OF WORK **January 19, 2012**
For
116-118 East Patrick Street
Frederick, Maryland
BFM Project # 11025

Summary of Work

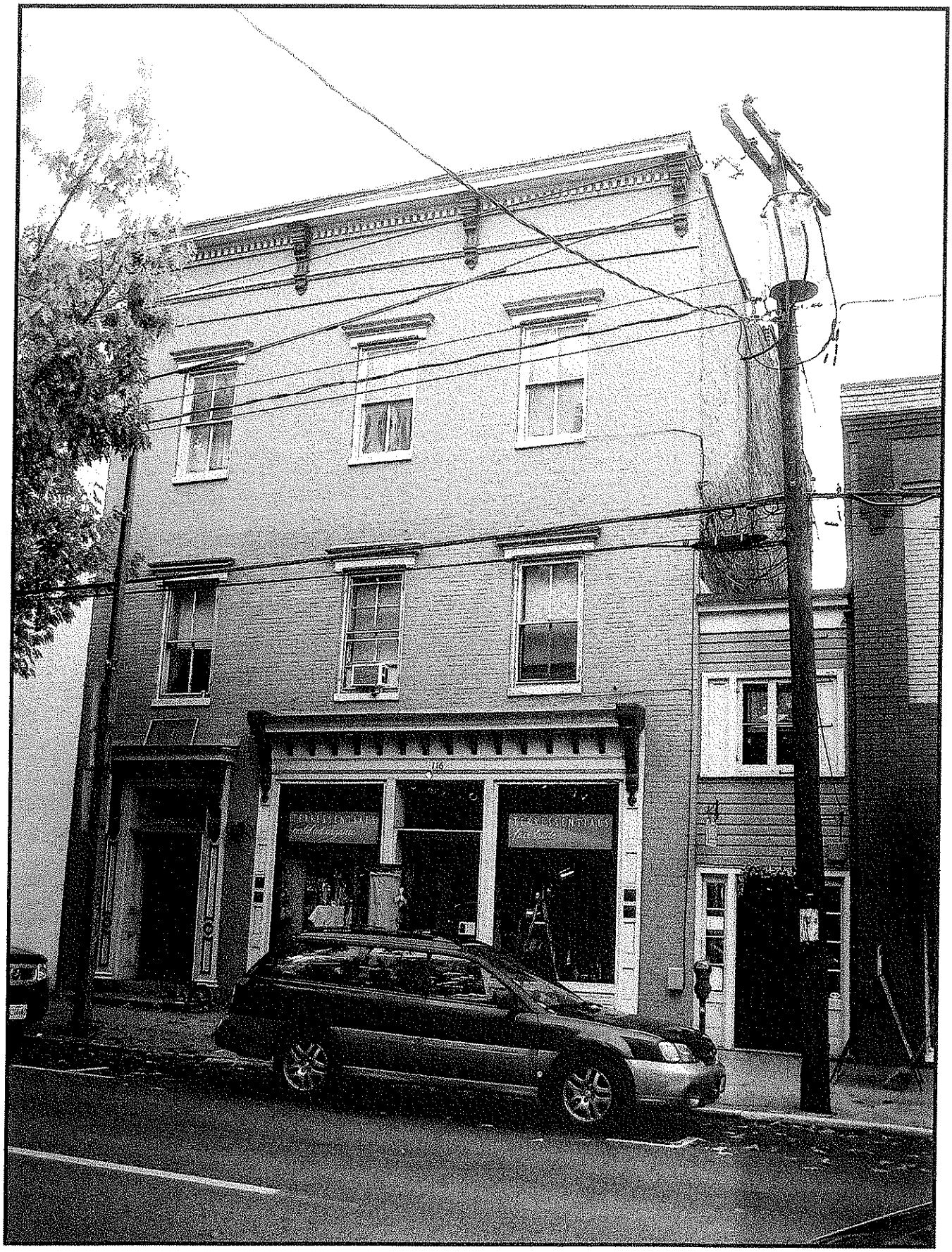
This project consists of renovations and additions to accommodate 11 apartment units, one retail unit, one stair tower, 2 fire rated exit corridors & a courtyard as described in detail below.

Construction

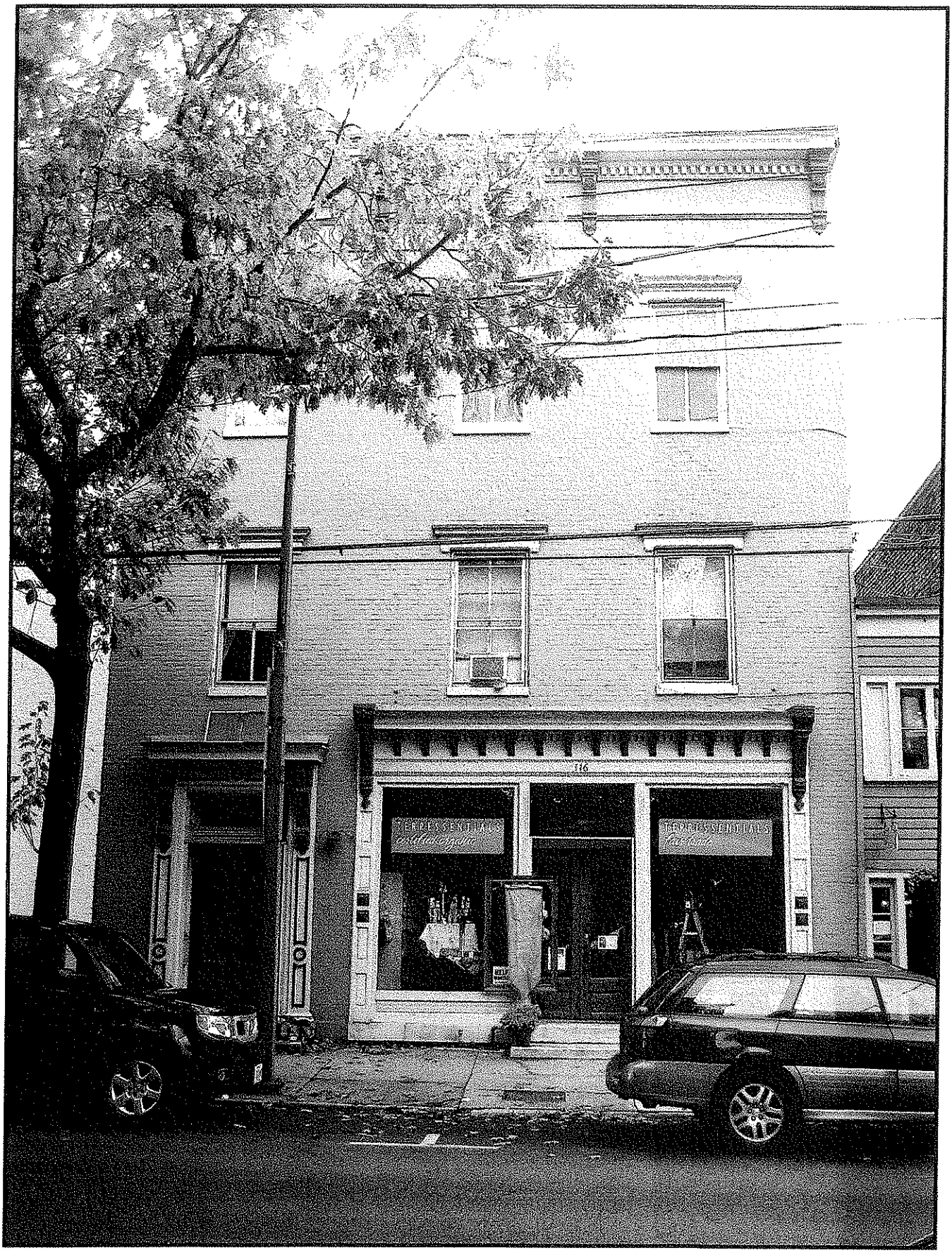
1. Three story, 58' x 34' multi-family addition at the rear of the site.
2. Renovations to the existing 49'-6" x 17' two story apartment building in the rear of the site.
3. Third floor addition (49'-6" x 17') above the existing two story apartment building in the rear of the site.
4. Renovations to the existing 37'-6" x 32'-4" three story apartment building located at the front of the site.
5. Three story fire rated stair tower and one story fire rated exit corridor to meet emergency egress requirements.
6. Landscaped courtyard to enhance the historical integrity of the existing rear building.

Demolition

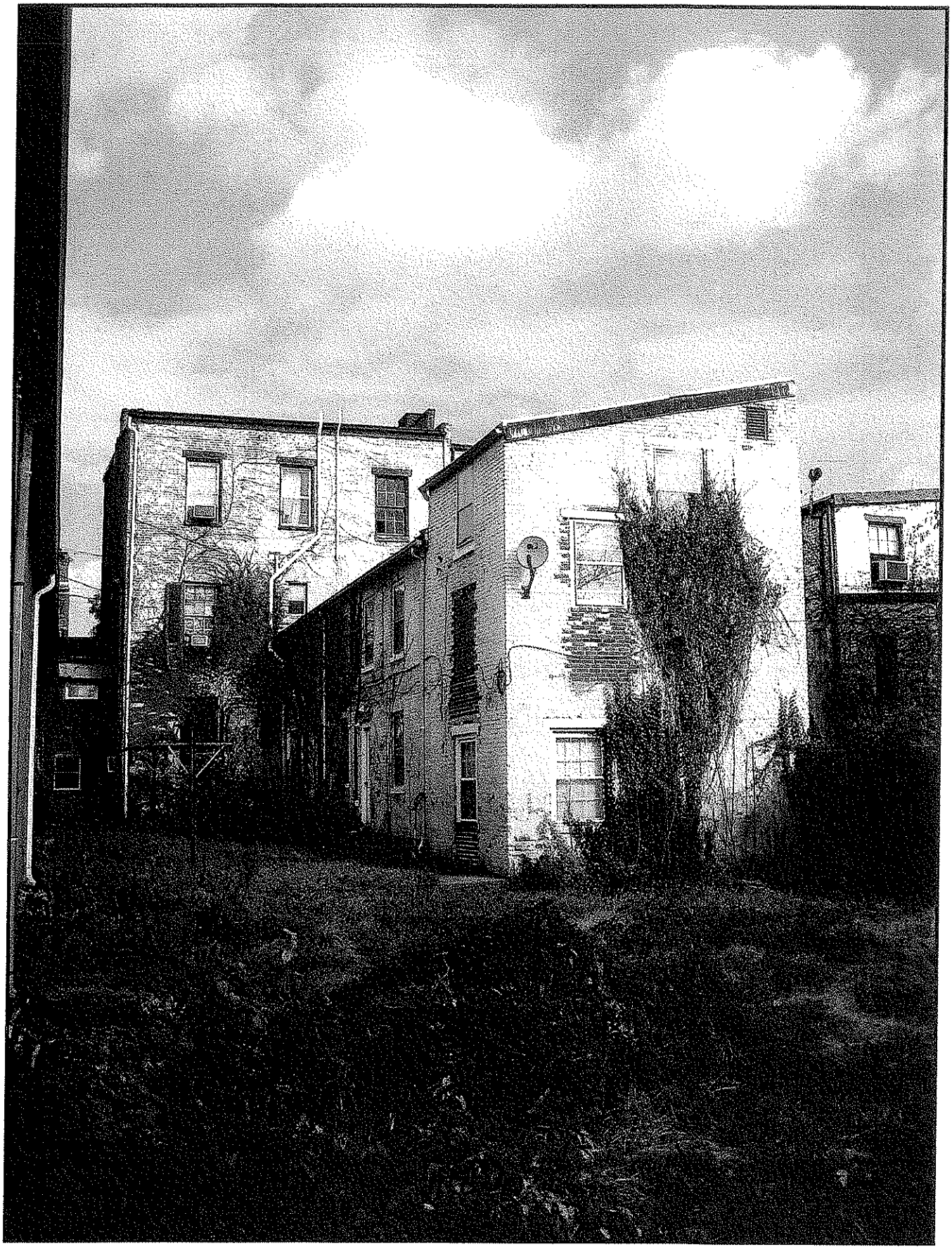
1. 17' wide x 11'-2" long x 28' high 2 1/2 story brick structure located at the rear of the site shall be demolished in it's entirety as shown on Drawing D1.1.
2. The roof of the rear 2 story building shall be demolished in order to construct a new third floor addition as shown on Drawing D1.1.
3. All interior walls of the rear 2 story building shall be demolished as shown on Drawing D1.1.
4. For both buildings the doors & windows that shall be demolished are outlined on Drawing D1.1
5. The front facade of the 6'-4' wide, two story structure on the West side of the site shall remain however the second floor structure and a portion of the rear wall shall be demolished in order to continue our fire rated exit corridor to the front of the building. See elevation 1/A3.2.
6. The existing 6'-4" storefront on the first floor level on the west side of the building shall be removed and stored during construction. This is necessary for construction access to the rear of the building. This storefront will be reinstalled in its original place once construction of the rear additions and renovations are completed.
7. All existing sidewalks & the deteriorated, abandoned basement stairwell at the rear of the building shall be demolished.



North (front) Elevation
116-118 East Patrick Street
Frederick, Md. 21701
Case no. HPC 10-58
date of photo: 11/19/2009

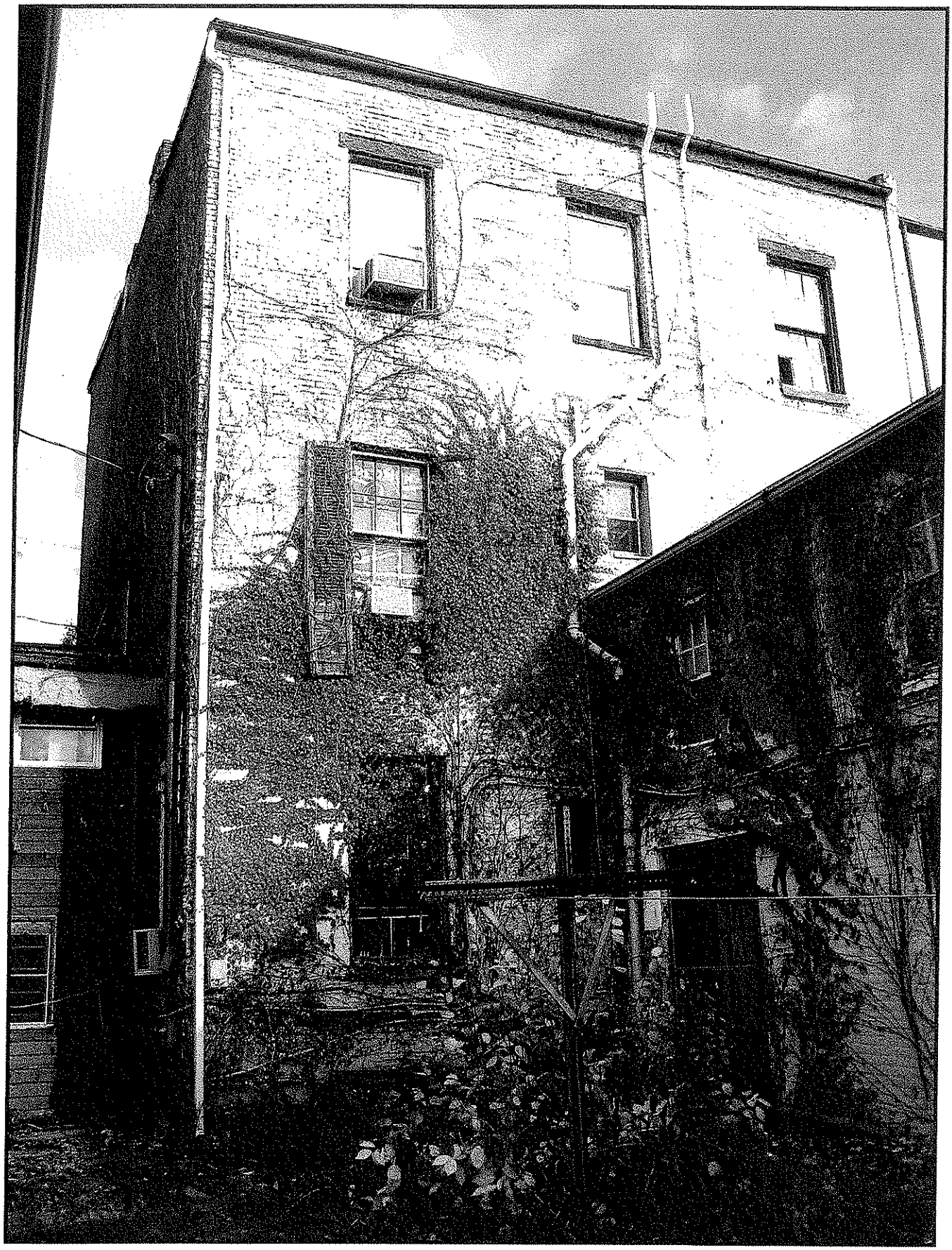


North (front) Elevation
116-118 East Patrick Street
Frederick, Md. 21701
Case no. HPC 10-58
date of photo: 11/19/2009

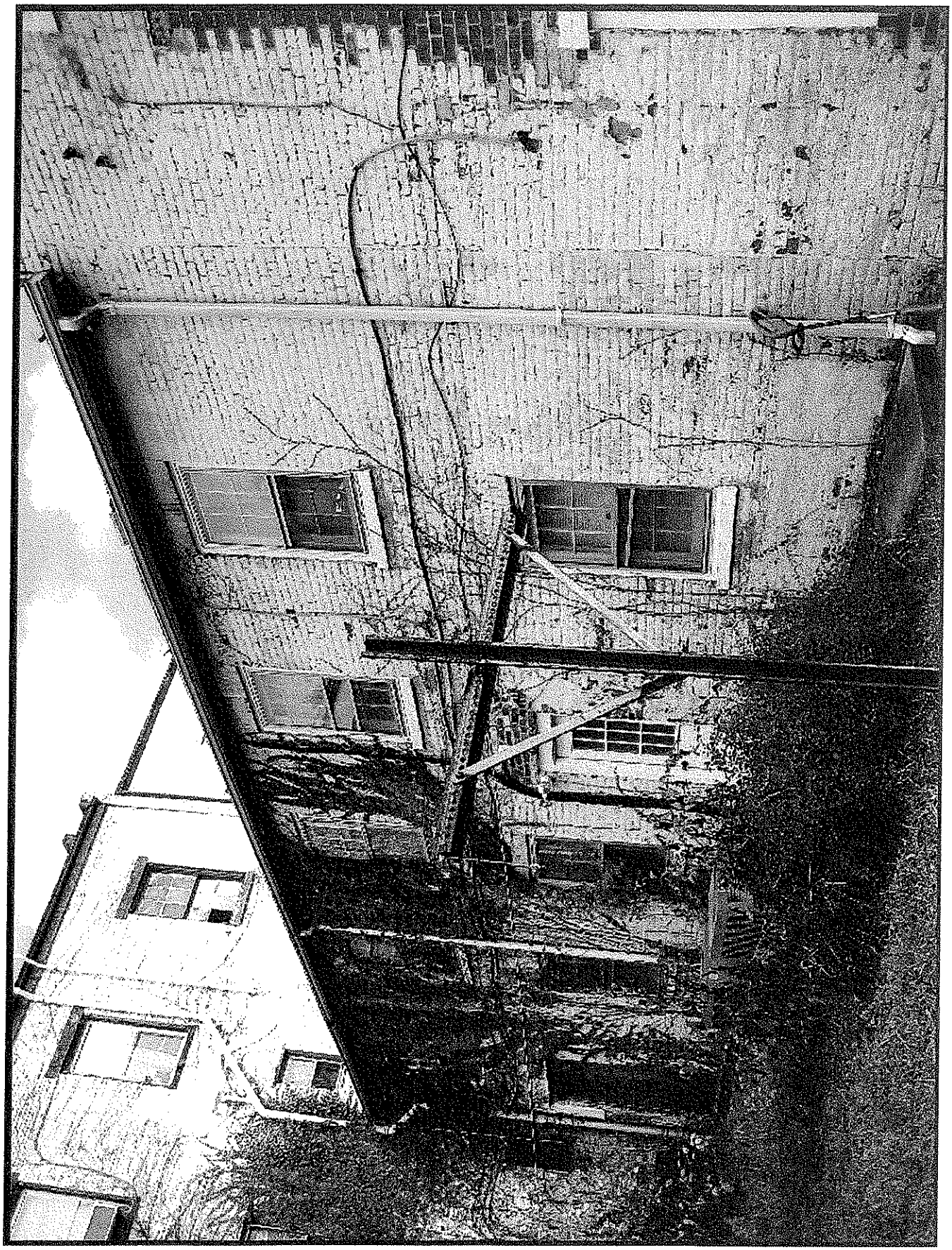


South (Rear) Elevation: Overall
116-118 East Patrick Street
Frederick, Md. 21701
Case no. HPC 10-58
date of photo: 11/19/2009

Partial South (Rear) Elevation: Part of Building to be Demolished
116-118 East Patrick Street
Frederick, Md. 21701
Case no. HPC 10-58
date of photo: 11/19/2009



Partial South (Rear) Elevation: Existing 3 Story Building
116-118 East Patrick Street
Frederick, Md. 21701
Case no. HPC 10-58
date of photo: 11/19/2009



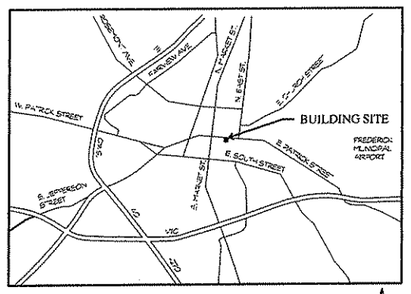
Partial West (side) Elevation: Existing 2 Story Building
116-118 East Patrick Street
Frederick, Md. 21701
Case no. HPC 10-58
date of photo: 11/19/2009

Partial West (side) Elevation: To be Demolished
116-118 East Patrick Street
Frederick, Md. 21701
Case no. HPC 10-58
date of photo: 11/19/2009

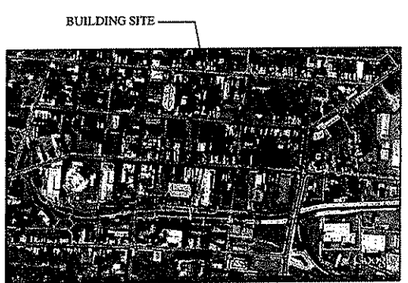
116-118 EAST PATRICK STREET
ALTERATIONS & ADDITIONS

116-118 EAST PATRICK STREET
FREDERICK, MD. 21701

JANUARY 19, 2012



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

ARCHITECTS

BFM

BUSHEY FEIGHT MORIN ARCHITECTS INC.

473 North Potomac Street
Hagerstown, Maryland 21740
(301)733-5600 Fax (301)733-5612

CIVIL ENGINEERS

FOX & ASSOCIATES, INC.

82 Worman's Mill Court, Suite G
Frederick, MD 21701
(301) 695-0880 Fax (301) 293-6009

DRAWING INDEX

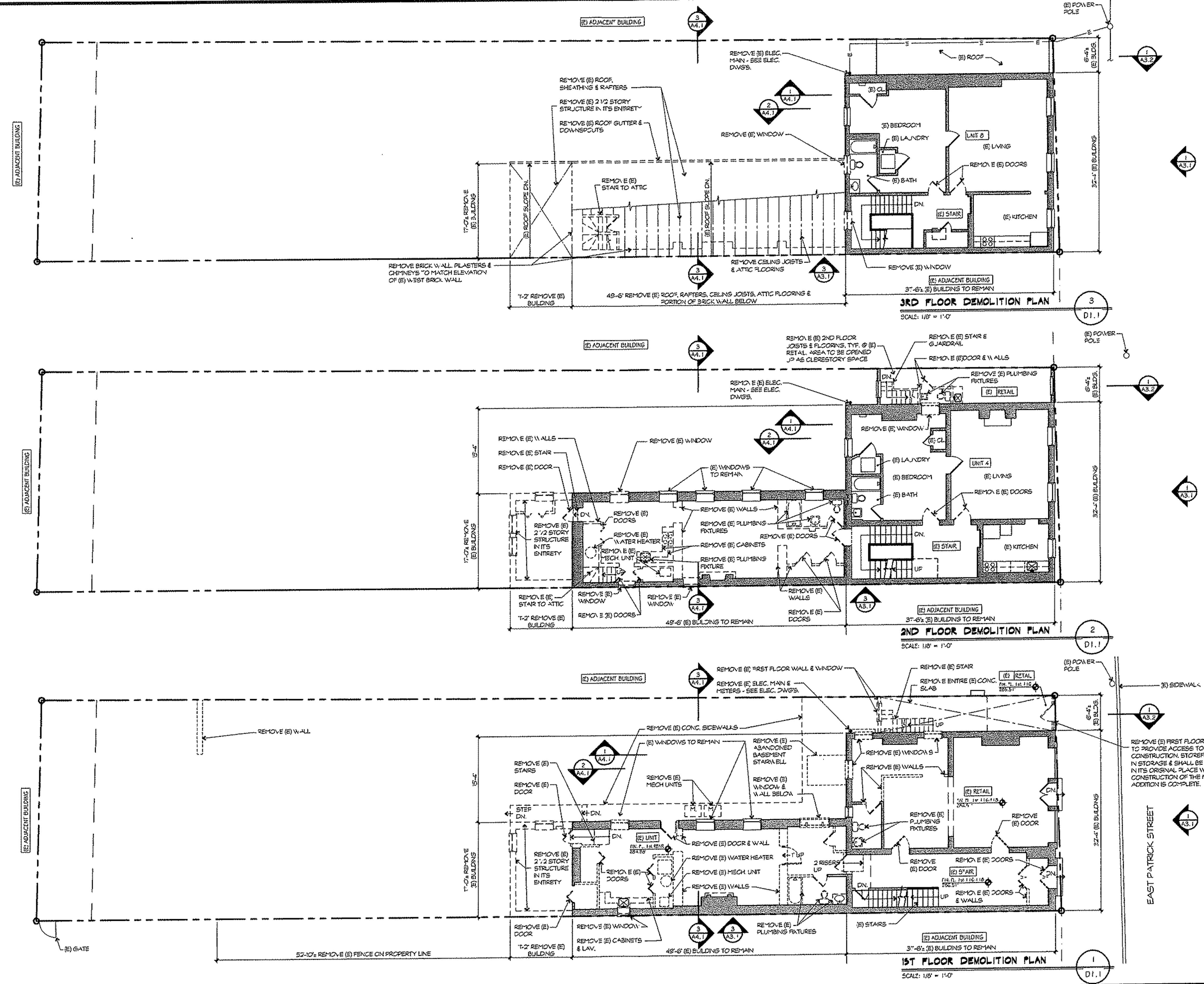
JANUARY 19, 2012

BFM No. 11025

116-118 EAST PATRICK STREET
ALTERATIONS & ADDITIONS

116-118 EAST PATRICK STREET, FREDERICK MD., 21701

BFM BUSHEY FEIGHT MORIN ARCHITECTS
473 North Potomac Street, Hagerstown, Md 21740
301-733-5600 Fax 301-733-5612



PROGRESS PRINT - NOT FOR CONSTRUCTION

DRAWING INTENT IS TO INDICATE GENERAL ARRANGEMENT, DESIGN AND INTENT OF WORK IS PARTLY DIAGRAMMATIC. IT SHALL NOT BE SCALED FOR ROUGH-IN MEASUREMENTS OR SERVE AS ERECTION OR SHOP DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONS

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No. 6657

EXPIRATION DATE 9-7-12

BFM BUSHEY FEIGHT MORIN ARCHITECTS INC.
473 North Potomac Street, Hagerstown, Md 21740
301-733-5600 Fax 301-733-5612
E-mail BFM@BFMarchitects.com

116-118 EAST PATRICK STREET
ALTERATIONS & ADDITIONS

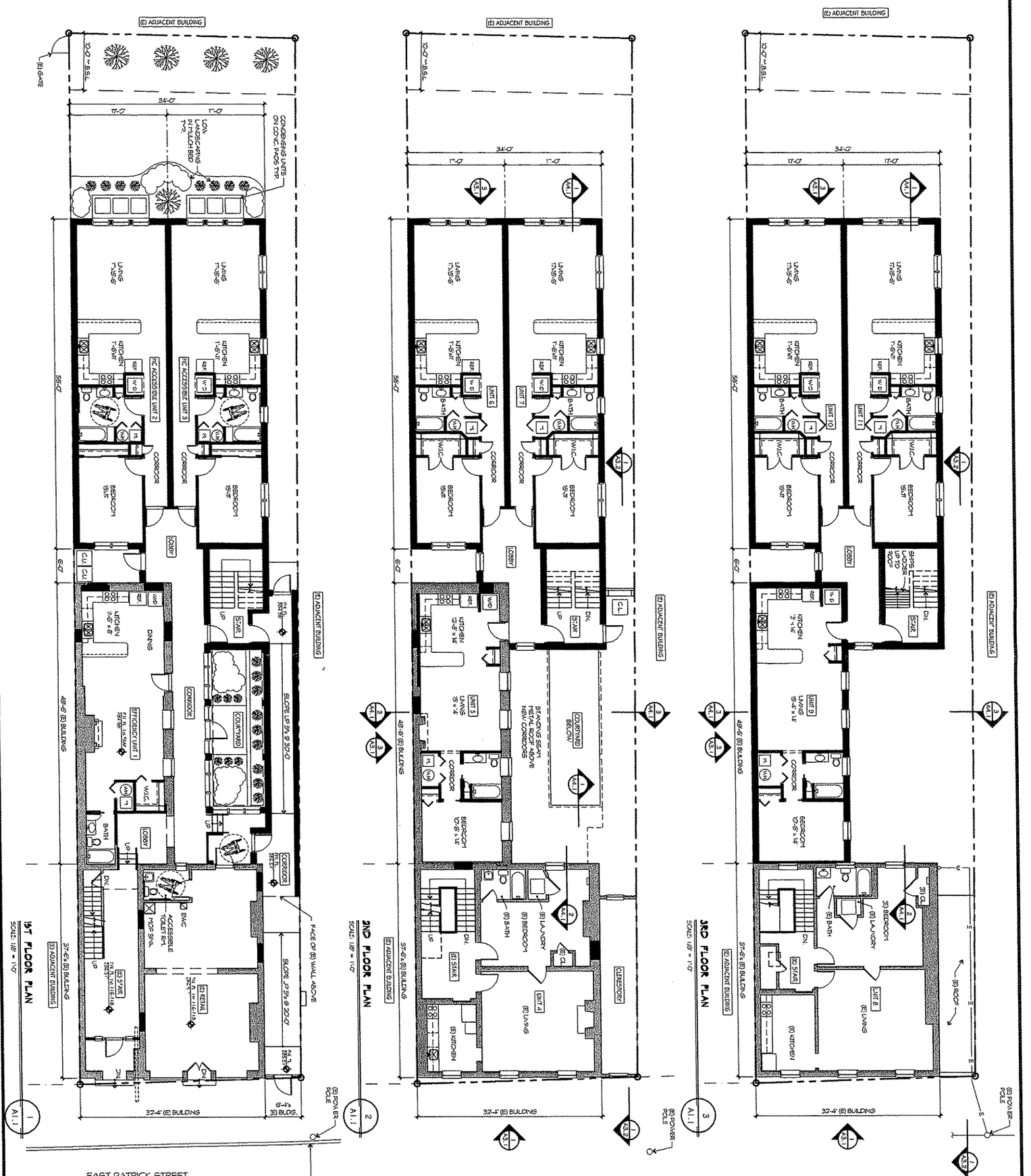
BFM# 11025

DEMOLITION PLANS

D1.1

2 OF 6 SHEETS

DATE: 1-19-12



PROGRESS PRINT - NOT FOR CONSTRUCTION

A1.1 3 OF 6 SHEETS — 1st 2nd & 3rd FLOOR PLANS

DATE : 1-19-12

BUSHEY FEIGHT MORIN ARCHITECTS INC.
473 North Potomac Street, Hagerstown, Md 21740
301-733-5600 Fax 301-733-5612
E-mail: BFM1987@Architects.com

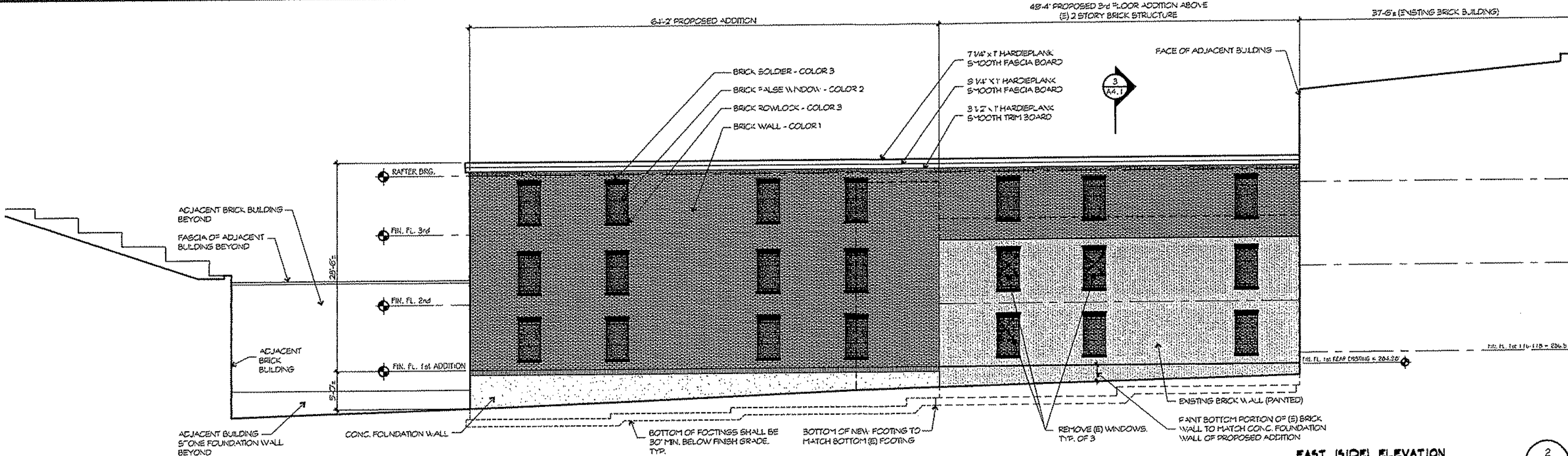
BFM• 11025 — **116-118 EAST PATRICK STREET ALTERATIONS & ADDITIONS**

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

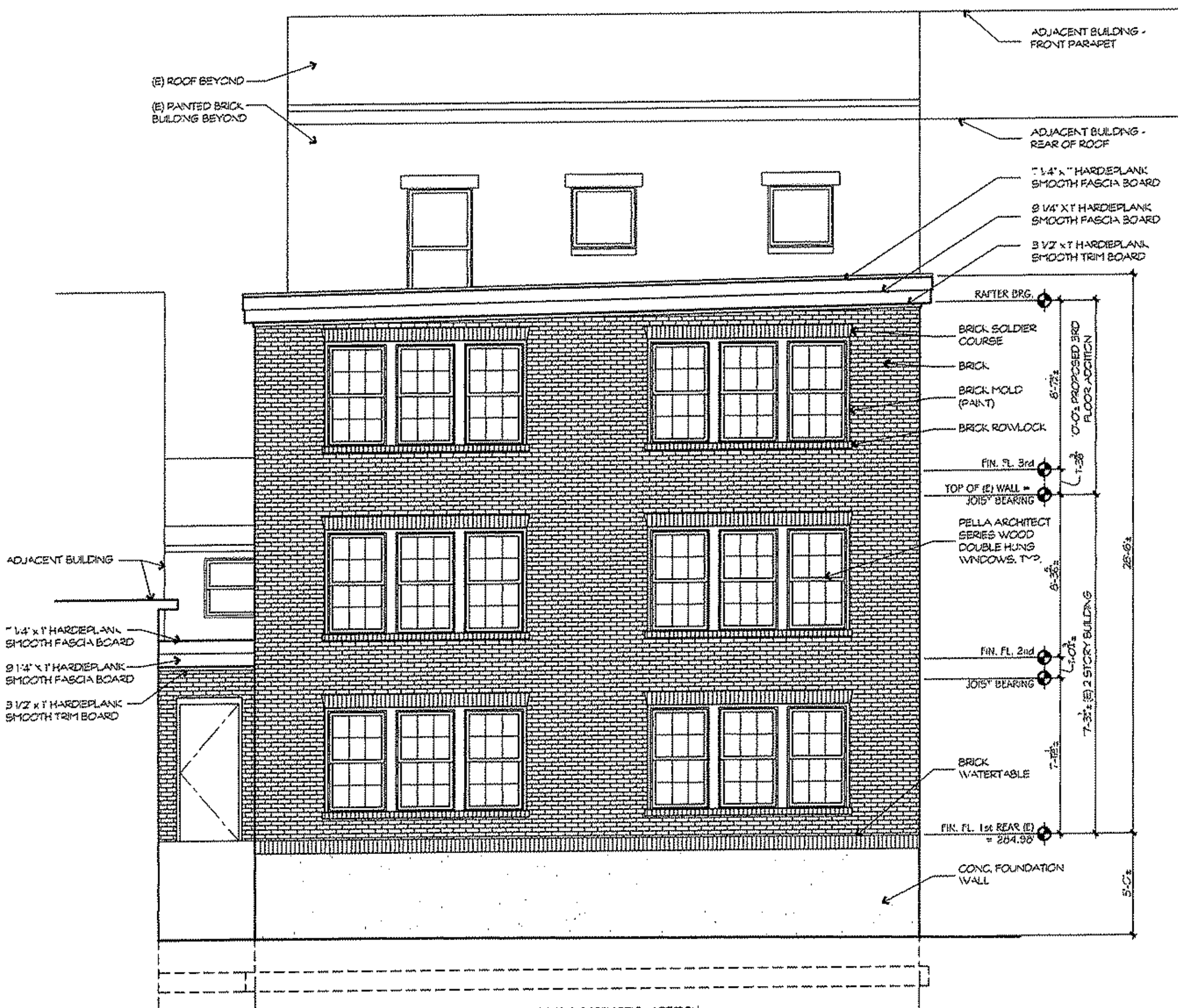
LICENSE No. 6157
EXPIRATION DATE 9-7-12

DRAWING INTENT IS TO INDICATE GENERAL ARRANGEMENT, DESIGN AND INTENT OF WORK. IS PARTLY DIAGRAMMATIC. IT SHALL NOT BE SCALED FOR ROUGH-IN MEASUREMENTS OR SERVE AS ERECTION SHOP DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONS

XREFS: MILES_PLN



EAST (SIDE) ELEVATION 2 / A3.1
SCALE: 1/8" = 1'-0"



SOUTH (REAR) ELEVATION 3 / A3.1
SCALE: 1/4" = 1'-0"

NORTH (FRONT) ELEVATION 1 / A3.1
SCALE: 1/4" = 1'-0"

PROGRESS PRINT NOT FOR CONSTRUCTION

DRAWING INTENT IS TO INDICATE GENERAL ARRANGEMENT, DESIGN AND INTENT OF WORK IS PARTLY DIAGRAMMATIC. IT SHALL NOT BE SCALED FOR ROUGHING MEASUREMENTS OR SERVE AS ERECTION SHOP DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONS

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE No. 9537
EXPIRATION DATE 9.7.12

BFM BUSHEY FEIGHT MORIN ARCHITECTS INC.
473 North Potomac Street, Hagerstown, Md 21740
301-733-5600 Fax 301-733-5612
E-mail: BFM@BFMarchitects.com

116-118 EAST PATRICK STREET ALTERATIONS & ADDITIONS

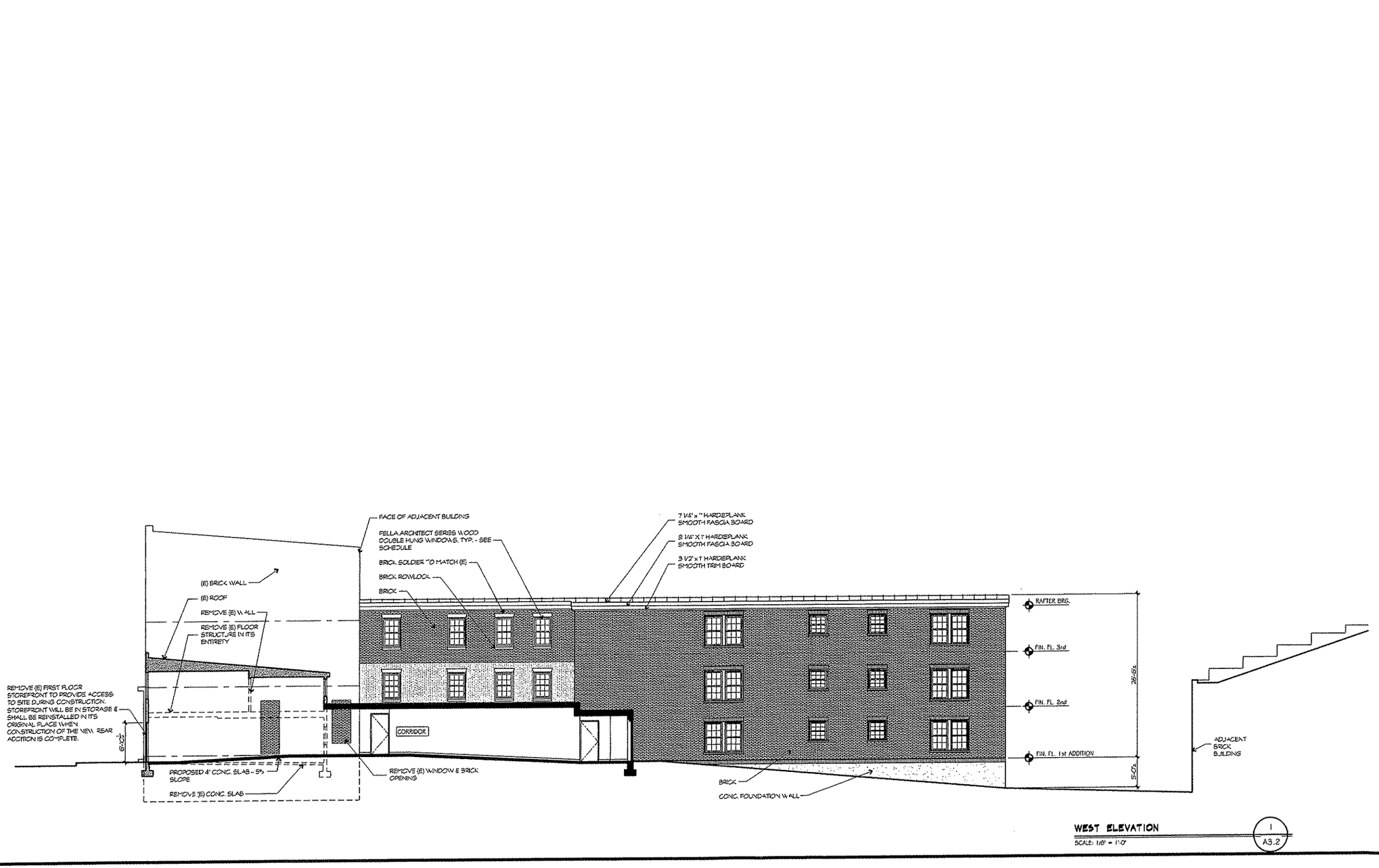
BFM# 11025

ELEVATIONS

A3.1
4 OF 6 SHEETS

DATE: 1-19-12

PROGRESS PRINT - NOT FOR CONSTRUCTION



WEST ELEVATION
SCALE: 1/8" = 1'-0"

1
A3.2

I CERTIFY THAT THESE CONSTRUCTION DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No.
REGISTRATION TYPE
EXPIRATION DATE 9-7-12

DRAWING INTENT IS TO INDICATE GENERAL ARRANGEMENT, DESIGN AND INTENT OF WORK. IS PARTLY DIAGRAMMATIC IT SHALL NOT BE USED AS BASIS FOR ROUGH-IN. SUBSTITUTIONS OR DEVIATIONS SHALL BE APPROVED BY ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONS

BFM BUSHEY FEIGHT MORIN ARCHITECTS INC.
473 North Potomac Street, Hagerstown, Md. 21740
301-733-5600 Fax 301-733-5602
E-mail: BFM@BFM-Architects.com
© copyright 2010 - Bushey Feight Morin Architects, Inc.

BFM# 11025

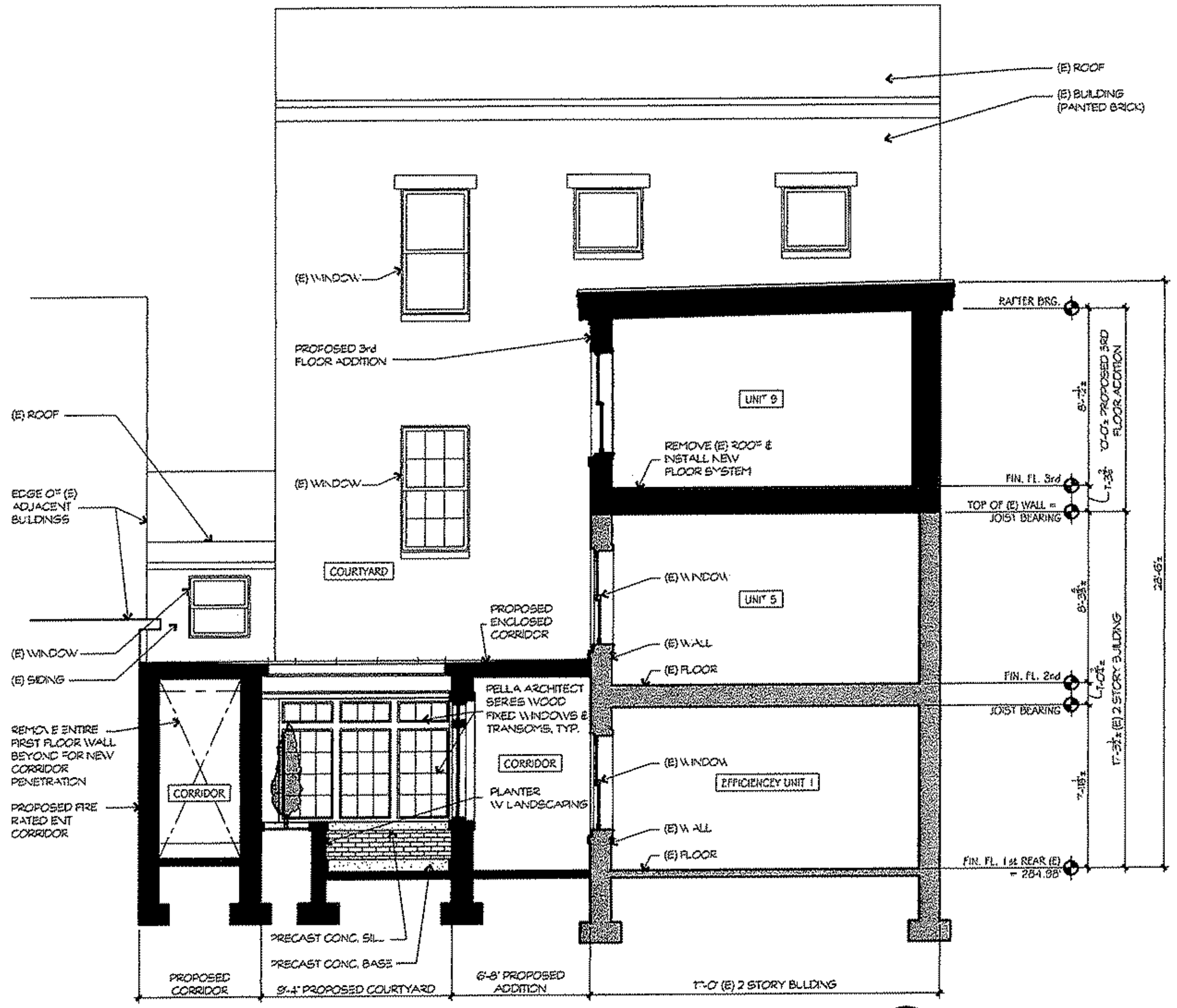
116-118 EAST PATRICK STREET
ALTERATIONS & ADDITIONS

ELEVATIONS

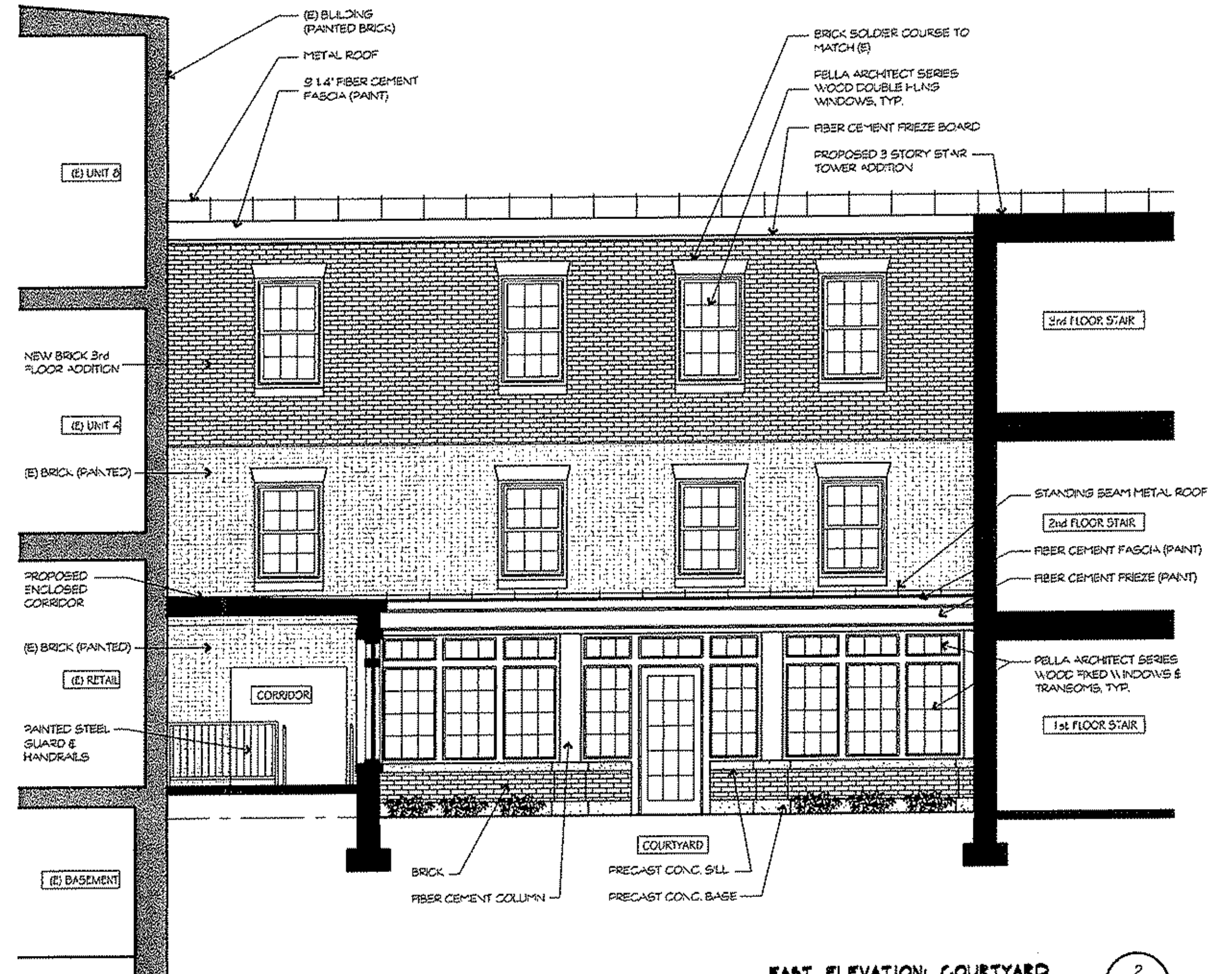
A3.2
5 OF 6 SHEETS

DATE : 1-19-12

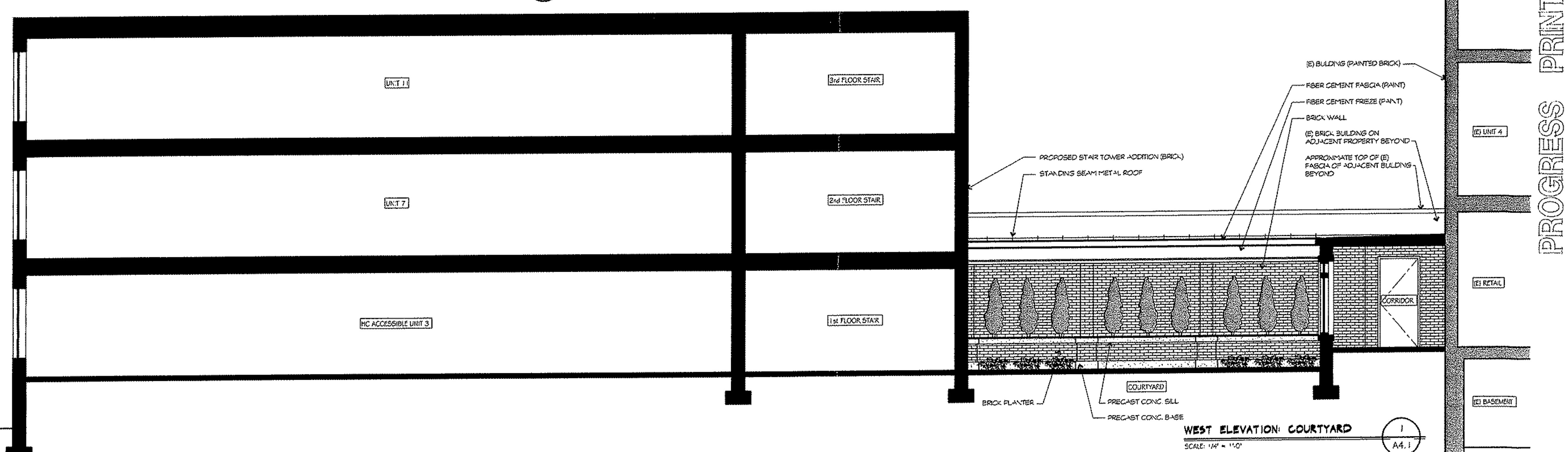
XREFS: TITLE1_PLN



NORTH ELEVATION: COURTYARD 3 / A4.1
SCALE: 1/4" = 1'-0"



EAST ELEVATION: COURTYARD 2 / A4.1
SCALE: 1/4" = 1'-0"



WEST ELEVATION: COURTYARD 1 / A4.1
SCALE: 1/4" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

BFM BUSHEY FEIGHT MORIN ARCHITECTS INC.
473 North Potomac Street, Hagerstown, Md 21740
301-733-5600 Fax 301-733-5612
E-mail BFM@BFM-Architects.com

BFM# 11025
116-118 EAST PATRICK STREET
ALTERATIONS & ADDITIONS

BUILDING SECTIONS
A4.1
6 OF 6 SHEETS
DATE: 1-19-12